



Wellfleet Board of Selectmen

**Note the start time of 6:00pm
Immediately going into Executive Session**

The Wellfleet Board of Selectmen will hold a public meeting on **Tuesday, May 22, 2018, at 6:00 p.m. at the Wellfleet Senior Center, 715 Old Kings Highway, Wellfleet, MA 02667.** *It is anticipated that the meeting will be recorded by the Town. Anyone else desiring to record the meeting may do so only after notifying the chair and may not interfere with the conduct of the meeting in doing so.*

I. Open Session Recessed to Executive session

Pursuant to G.L. c. 30A, §21(a)(3), to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares:

1. Cumberland Farms, Inc. v. Dennis Murphy, et al. as the Board of Selectmen, Land Court C.A. No. 17 MISC 000247 (KCL)

II. Announcements, Open Session and Public Comment

Note: Public comments must be brief. The Board will not deliberate or vote on any matter raised solely during Announcements & Public Comment.

III. Public Hearings 7:00pm

A. Application for underground fuel storage license at Cumberland Farms

2586 State Highway (J. Veara, Attorney for applicant)

B. One Day Beer and Wine License - Live for Lou (June 3rd 3-6 pm)

C. Shellfish Policies and Regulations amendments:

- 1) to delete shellfish regulation Section 4.3.2,
- 2) to correct the Table of Contents accordingly, and
- 3) to amend Sections 6.6 and 7.17 to read: Transfer of Oysters to Wholesale Dealers' Trucks During Vibrio Control Season

D. Shellfish Grant – James and Allison Gray

IV. Licenses

A. Common Victualler

1. Bol Organic Acai Bowls

V. Appointments/Reappointments

A. Police Officers Reappointments

1. Special Police Officers: Scott Higgins, Desmond Keogh, Marc Spigel, John Szucs, Kyle Kochanowicz
2. Full Time Officers: Laecio De Oliveira, Mark Braun, Nicholas Daley, Edward Garneau, Jeremiah Valli
3. Department Chaplain: Paul Cullity

B. Boards and Committees Reappointments (list attached)

C. Appointments to Shellfish Advisory Board and Board of Water Commissioners

VI. Use of Town Property

A. Zach Pawa/Sacred Surf School - Mayo Beach stand up paddleboard (June 1st – August 31st)

- B. Live for Lou – Memorial Garden (June 3rd, 3-6 pm)
- C. Harbor Stage Company – Town Landing at Mayo Beach (July 30th, 3-8pm)
- D. VBT Bicycling Vacations – Bandstand area at the Pier (Once weekly through October 15th)
- E. Elaine Hartman – Cahoon Hollow Beach (August 8th, 4-5 pm)
- F. New England Endurance Events - Mayo, Gull Pond, Great Pond, Long Pond (June 22, 2019, 8:30 am – noon)
- G. Yard Sale at the Dump (May 26 8am-3pm)

VII. Business

- A. Approval of Habitat for Humanity LIP Application and Letter of Support [Leedara Zola]
- B. Atlantic Medicinal Partners Update [Valerio Romano, Attorney for the applicant]
- C. Proclaim June 1st, 2018 as “Town Collector Marianne Nickerson Day in the Town of Wellfleet” [TA]
- D. Close Kellers Corner to quahog harvesting until August 15 [TA]

VIII. Town Administrator’s Report

IX. Topics for Future Discussion

X. Correspondence and Vacancy Report

XI. Minutes (Draft BOS Minutes from 5.8.2018)

XII. Adjournment



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

I

EXECUTIVE SESSION

REQUESTED BY:	BOS
DESIRED ACTION:	Enter in Executive Session based on G.L. c. 30A, §21(a)(X)
PROPOSED MOTION:	<p>I move that pursuant to G.L. c. 30A, §21(a)(3) the Selectmen move into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares:</p> <p>1. Cumberland Farms, Inc. v. Dennis Murphy, et al. as the Board of Selectmen, Land Court C.A. No. 17 MISC 000247 (KCL)</p>
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Reinhart _____ Wilson _____ Carlson _____ Houk _____ Bacon _____



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018



PUBLIC HEARING – A.
Cumberland Farms

REQUESTED BY:	J. Veara, Attorney for applicant
DESIRED ACTION:	Application for underground fuel storage license at Cumberland Farms 2586 State Highway
PROPOSED MOTION:	I move to vote to approve an Underground Fuel Storage License for Cumberland Farms, Inc. at 2586 State Highway, Route 6, Wellfleet, MA 02667.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



FP-002A
(Rev. 1.1.2015)

The Commonwealth of Massachusetts

City/Town of Wellfleet

Application For License

Massachusetts General Law, Chapter 148 § 13

New License Amended License

GIS Coordinates

LAT.

LONG.

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 2586 State Highway, Route 6 Map 23, Parcel 39
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: Cumberland Farms, Inc.

Address of Land Owner: 165 Flanders Road, Westborough, MA 01581

Use and Occupancy of Buildings and Structures: Convenience store with gasoline sales
If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

Flammable and Combustible Liquids Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.09 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, Cubic feet	CONTAINER UST, AST, IBC, drums
Gasoline*	IB	20,000	gal.	UST
Gasoline**	IB	12,000	gal.	UST
Diesel**	II	8,000	gal.	UST

*compartment tank

**20,000 gal. compartment tank (one of 12,000 gal. and one of 8,000 gal.)

Total quantity of all flammable liquids to be stored: 32,000 gal.

Total quantity of all combustible liquids to be stored: 8,000 gal.

Total quantity of all flammable gases to be stored: _____

Total quantity of all flammable solids to be stored: _____

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____

List sizes and capacities of all aboveground containers used for storage: _____

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____

List sizes and capacities of all underground containers used for storage: _____

Total aggregate quantity of all LP-gas to be stored: _____

Fireworks (Complete this section for the storage of _____ fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

I, Kathleen A. Sousa, Senior Pipeline Mgr of Cumberland Farms, Inc. hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Cumberland Farms, Inc.

Signature By: Kathleen Sousa Date 1/11/2017 Name Kathleen A. Sousa, Senior Pipeline Mgr
Kathleen A. Sousa

Fire Department Use Only

I, RICHARD J. POWERS, JR., Head of the WELLFLEET Fire Department endorse this application with my

Approval Disapproval

[Signature]
Signature of Head of the Fire Department

3-10-2017
Date

Recommendations: None



FP-2
(Rev. 05-2009)

The Commonwealth of Massachusetts
City/Town of Wellfleet
License

Massachusetts General Law, Chapter 148 § 13

New License Amended License

After notice and hearing, and in accordance with Chapter 148 of the Mass. General Laws,
a license is hereby granted to use the land herein described for the purposes described.

GIS Coordinates	

LAT.	

LONG.	

License Number	

Location of Land: 2586 State Highway, Route 6 Map 23, Parcel 39
Number, Street and Assessor's Map and Parcel ID

Owner of Land: Cumberland Farms, Inc.

Address of Land Owner: 165 Flanders Road, Westborough, MA 01581

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases. All tanks and containers are considered full for the purposes of licensing and permitting. (Attach additional pages if necessary.)

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
<u>Gasoline*</u>	<u>IB</u>	<u>20,000</u>	<u>gal.</u>	<u>UST</u>
<u>Gasoline**</u>	<u>IB</u>	<u>12,000</u>	<u>gal.</u>	<u>UST</u>
<u>Diesel**</u>	<u>H</u>	<u>8,000</u>	<u>gal.</u>	<u>UST</u>

***Compartment Tanks**

****20,000 gal. compartment tanks (one of 12,000 gal. and one of 8,000)**

LP-gas (Complete this section for the storage of LP-gas or propane)

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____
List sizes and capacities of all aboveground containers used for storage _____
 - ❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____
List sizes and capacities of all underground containers used for storage _____
- Total aggregate quantity of all LP-gas to be stored: _____

Fireworks (Complete this section for the storage of fireworks)

- ❖ Maximum amount (in pounds) of Class 1.3G: _____
 - ❖ Maximum amount (in pounds) of Class 1.4G: _____
 - ❖ Maximum amount (in pounds) of Class 1.4: _____
- Total aggregate quantity of all classes of fireworks to be stored: _____

THIS LICENSE OR A CERTIFIED COPY THEREOF MUST BE CONSPICUOUSLY
POSTED ON THE LAND FOR WHICH IT IS GRANTED.

Explosives (Complete this section for the storage of explosives)

- | | |
|--|---|
| ❖ Maximum amount (in pounds) of Class 1.1: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.2: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.3: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.4: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.5: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.6: _____ | Number of magazines used for storage: _____ |

Licensing Authority Use:

This license is granted upon the condition that the licensed activity will comply with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts General Law, Chapter 148, and the Massachusetts Fire Code (527 CMR) as amended. The license holder may not store materials in an amount exceeding the capacities herein specified unless and until any amended license has been granted.

ADDITIONAL RESTRICTIONS:

Signature of Licensing Authority

Title

Date

THIS LICENSE OR A CERTIFIED COPY THEREOF MUST BE CONSPICUOUSLY
POSTED ON THE LAND FOR WHICH IT IS GRANTED.



FP-2
(Rev. 05-2009)

The Commonwealth of Massachusetts
City/Town of Wellfleet
License

Massachusetts General Law, Chapter 148 § 13

New License Amended License

After notice and hearing, and in accordance with Chapter 148 of the Mass. General Laws,
a license is hereby granted to use the land herein described for the purposes described.

GIS Coordinates	

LAT.	

LONG.	

License Number	

Location of Land: 2586 State Highway, Route 6 Map 23, Parcel 39
Number, Street and Assessor's Map and Parcel ID

Owner of Land: Cumberland Farms, Inc.

Address of Land Owner: 165 Flanders Road, Westborough, MA 01581

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases. All tanks and containers are considered full for the purposes of licensing and permitting. (Attach additional pages if necessary.)

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
<u>Gasoline*</u>	<u>IB</u>	<u>20,000</u>	<u>gal.</u>	<u>UST</u>
<u>Gasoline**</u>	<u>IB</u>	<u>12,000</u>	<u>gal.</u>	<u>UST</u>
<u>Diesel**</u>	<u>II</u>	<u>8,000</u>	<u>gal.</u>	<u>UST</u>

***Compartment Tanks**

****20,000 gal. compartment tanks (one of 12,000 gal. and one of 8,000)**

LP-gas (Complete this section for the storage of LP-gas or propane)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____
List sizes and capacities of all aboveground containers used for storage _____

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____
List sizes and capacities of all underground containers used for storage _____

Total aggregate quantity of all LP-gas to be stored: _____

Fireworks (Complete this section for the storage of fireworks)

- ❖ Maximum amount (in pounds) of Class 1.3G: _____
- ❖ Maximum amount (in pounds) of Class 1.4G: _____
- ❖ Maximum amount (in pounds) of Class 1.4: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

**THIS LICENSE OR A CERTIFIED COPY THEREOF MUST BE CONSPICUOUSLY
POSTED ON THE LAND FOR WHICH IT IS GRANTED.**

Explosives (Complete this section for the storage of explosives)

- | | |
|--|---|
| ❖ Maximum amount (in pounds) of Class 1.1: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.2: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.3: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.4: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.5: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.6: _____ | Number of magazines used for storage: _____ |

Licensing Authority Use:

This license is granted upon the condition that the licensed activity will comply with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts General Law, Chapter 148, and the Massachusetts Fire Code (527 CMR) as amended. The license holder may not store materials in an amount exceeding the capacities herein specified unless and until any amended license has been granted.

ADDITIONAL RESTRICTIONS:

Signature of Licensing Authority

Title

Date

**THIS LICENSE OR A CERTIFIED COPY THEREOF MUST BE CONSPICUOUSLY
POSTED ON THE LAND FOR WHICH IT IS GRANTED.**



FP-002A
(Rev. 1.1.2015)

The Commonwealth of Massachusetts
City/Town of Wellfleet

Application For License

Massachusetts General Law, Chapter 148 § 13

New License Amended License

GIS Coordinates	
_____	LAT.
_____	LONG.
_____	License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 2586 State Highway, Route 6 Map 23, Parcel 39
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: Cumberland Farms, Inc.

Address of Land Owner: 165 Flanders Road, Westborough, MA 01581

Use and Occupancy of Buildings and Structures: Convenience store with gasoline sales
If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

Flammable and Combustible Liquids Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, Cubic feet	CONTAINER UST, AST, IBC, drums
Gasoline*	IB	20,000	gal.	UST
Gasoline**	IB	12,000	gal.	UST
Diesel**	H	8,000	gal.	UST

*compartment tank

**20,000 gal. compartment tank (one of 12,000 gal. and one of 8,000 gal.)

Total quantity of all flammable liquids to be stored: 32,000 gal.

Total quantity of all combustible liquids to be stored: 8,000 gal.

Total quantity of all flammable gases to be stored: _____

Total quantity of all flammable solids to be stored: _____

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____

List sizes and capacities of all aboveground containers used for storage: _____

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____

List sizes and capacities of all underground containers used for storage: _____

Total aggregate quantity of all LP-gas to be stored: _____

Fireworks (Complete this section for the storage of _____ fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

I, Kathleen A. Sousa, Senior Pipeline Mgr of Cumberland Farms, Inc. hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Cumberland Farms, Inc.

Signature By: Kathleen Sousa Date 2/21/2017 Name Kathleen A. Sousa, Senior Pipeline Mgr
Kathleen A. Sousa

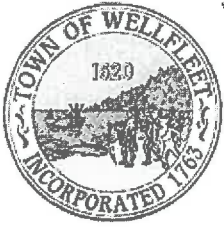
Fire Department Use Only

I, RICHARD J. PACEY, JR., Head of the WELLFLEET Fire Department endorse this application with my

Approval Disapproval

[Signature] Date 3-10-2017
Signature of Head of the Fire Department Date

Recommendations: NONE



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

III

PUBLIC HEARING – B.
Live for Lou

REQUESTED BY:	Live for Lou
DESIRED ACTION:	Approve one-day beer and wine license for Live for Lou
PROPOSED MOTION:	I move to approve the one-day beer and wine license for Live for Lou on June 3 rd , between 3 and 6 pm.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

TOWN OF WELLFLEET
APPLICATION FOR SPECIAL EVENT LIQUOR LICENSE

18-2

1. Applicant Katrina Fryklund Affiliation Live for Lou Fund Co-Founder/Co-Chair
Address PO Box 1567 Orleans MA 02653 Telephone 508.776.6485

2. Type of License All Alcohol (\$150.00/day) _____ Beer and Wine (\$100.00/day) x

3. Type of Activity Being Conducted Wellfleet Memorial Garden Opening Garden Party

4. Date Sunday, June 3, 2018 Hours of Service 3pm-6pm

5. Description of Premises The Wellfleet Memorial Garden, funded by Live for Lou (non-profit fund) is located next to Preservation Hall in Wellfleet Center. We hope to have a Garden Party on site prior to beginning the summer season!

6. Name, Address, Telephone of Designated Manager (person responsible for activity)

Katrina Fryklund, 185 Harvest Road, Eastham MA, 02642. 508.776.6485

7. If activity involves food service, please describe fully (i.e. raw shellfish, heated casseroles, bakery goods, etc.)

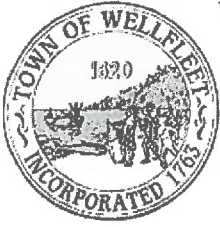
The Wicked Oyster has volunteered to donate light appetizers for this event. Finger foods will be served at stations. We are intentionally hosting it before dinner hour as we are not serving heavy foods or a meal. There is the potential for small bakery goods, cheeses, spring rolls and dips.

Katrina Fryklund
Applicant's signature

Fee: \$100 *paid*

Processing Fee \$50.00

06-03-18



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

III

PUBLIC HEARING – C.
Shellfish Policies and Regulations Amendments

REQUESTED BY:	Shellfish Constable
DESIRED ACTION:	Approve Shellfish Policies and Regulations Amendments as per the Shellfish Constable's recommendations
PROPOSED MOTION:	I move to approve the following Shellfish Policies and Regulations amendments: 1) delete shellfish regulation Section 4.3.2, 2) correct the Table of Contents accordingly, and 3) amend Sections 6.6 and 7.17 to read: Transfer of Oysters to Wholesale Dealers' Trucks During Vibrio Control Season
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

TOWN OF WELLFLEET
PUBLIC HEARING

In accordance with MGL Chapter 130 Sections 52, 57, 58, 60, and 68 and all applicable Town Shellfish Regulations, notice is hereby given that the Wellfleet Board of Selectmen will hold a public hearing on Tuesday, May 22, 2018 at 7:00 p.m. in the Wellfleet Council on Aging to consider the following:

- Changes to the Town of Wellfleet Shellfishing Policy and Regulations
- To revise the previously approved grants #7312 and 7312ext for James and Allison Gray.

Recommendation of the Shellfish Constable will be available in the Administration Office.

WELLFLEET BOARD OF SELECTMEN

TABLE OF CONTENTS

Section 1 Definitions

Section 2 Shellfishing Policy for the Town of Wellfleet / Purpose of Regulations

Section 3 Informing the Public of Information and Meetings Concerning the Fishery

3.1 Posting Policy and Regulations

3.2 Posting of Hearings on Shellfish Matters Held by the Board of Selectmen

3.3 Open Meeting Law

Section 4 General Regulations (Applying to Noncommercial, Commercial and Aquaculture)

4.1 Areas Where Commercial and Noncommercial Shellfishing May Take Place

4.2 Boundary and Area Locations

4.3 Landing of Shellfish

4.3.1 Landing of Shellfish

~~4.3.2 Transfer of Oysters to Wholesale Dealers Trucks During Vibrio Control Season~~

4.4 Daily Limit

4.5 No Landings in Excess of Daily Limit

4.6 Landing Shellfish Before Shucking

4.7 Daily Time Limits

4.8 No Shellfishing Below 28 Degrees Fahrenheit

4.9 Poaching

4.10 Disturbance of Grant by Other Than Licensee

4.11 License and/or Permit Required

4.12 Inspection on Demand

4.13 Display of Permit/License

4.14 Possession of Seed Restricted

4.15 Methods of Harvest

4.16 Detrimental Practices of Harvesting Prohibited

4.17 Handpicking or Scratching-Only Areas

4.18 Transplanting

4.18.1 Outside Wellfleet Waters

4.18.2 Into Wellfleet Waters

4.18.3 Harvesting Seed from Wild Generally Not Allowed

4.19 Areas Restricted to Use by Permit Class

4.20 Annual Opening and Closing of Scallop Season

4.21 Motorized Vehicles on Beaches

Section 5 Noncommercial Shellfishing

5.1 Seasonal Restrictions: Open and Closed Areas

5.2 Permits:

5.2.1 Eligibility for Noncommercial Permits

5.2.2 Noncommercial Permit Fee Schedule

5.3 Noncommercial Shellfishing Regulations:

7.16. Undersized Oysters, Quahogs and Surf Clams

7.16.1 Containers Holding Undersized Shellfish Must Be Tagged

All containers that hold market-bound, aquaculture-raised shellfish whose size is less than that allowed by the State when that species is harvested from the wild (petite oysters whose greatest length is between 2 1/2 and 3", quahogs whose hinge width is between 7/8" and 1", or surf clams whose shell diameter is between 1 1/2" and 5") must be tagged with the words "AQUACULTURE-RAISED" or "FARM RAISED".

7.16.2 Sale Only from Grower to Primary Buyer

The primary sale of undersized, aquaculture-raised (oysters whose greatest length is between 2 1/2 and 3", quahogs whose hinge width is between 7/8 and 1", and surf clams whose shell diameter is between 1 1/2 and 5") must only be between the aquaculturists or their licensed employee, and a licensed wholesale dealer that is also a "primary buyer of shellfish". If the aquaculturist is also licensed as a primary buyer, they may be considered as the primary buyer of their own product.

7.16.3 Petite Oysters

An aquaculture license holder may harvest and sell farm-raised petite oysters whose greatest length is between 2.5 and 3 inches both in and out of State.

7.16.4 Undersized Quahogs aka "Gems" or "Vongeles"

An aquaculture license holder may harvest and sell farm-raised quahogs whose hinge width is between 7/8" and 1" if:

- a. they are sold only to primary buyers on the inter-state shippers list that distribute them out-of-state. The in-state distribution of aquaculture farm raised quahogs whose hinge width is under 1" is prohibited;
- b. they have documented proof of purchase of seed;

7.16.5 Undersized Sea/Surf Clams aka "Butter" Clams

An aquaculture license holder may harvest and sell farm-raised surf clams whose shell diameter is between 1 1/2 and 5" both in and out of state if:

- a. They have documented proof of purchase of seed.

7.17. Transfer of Oysters to Wholesale Dealers Trucks During Vibrio Control Season: See Section 4.3.2

All such transfers shall be done according to [CMR](#)

(<https://www.mass.gov/regulations/105-CMR-50000-good-manufacturing-practices-for-food>) and the variance granted to the Town by MDPH/BEH for the years 2018-2020, as authorized on May 1, 2018. A copy of this variance is available to the public on the Town's Shellfish Department [website](#)

(http://www.wellfleet-ma.gov/sites/wellfleetma/files/file/file/dph_wellfleet_pier_variance_2018-2020.pdf).

7.18. Predator Control

7.18.1. No Lethal Predator Control Measures

Unless specifically authorized by the Director, in consultation with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service, it shall be unlawful to use lethal means to control or exclude predators or other organisms from any area used for aquaculture. Non-lethal enclosures, including, but not limited to, nets, fences, bubble curtains and noise may be used, if approved for a specific site and purpose. Invertebrate predators, pests and fouling organisms may be removed manually from an aquaculture site and disposed of in a lawful manner ([CMR 322, Section 13.7.2](#)).

7.18.2. No Taking of Horseshoe Crabs or Whelks/Conks Without Permit.

Being in possession of horseshoe crabs and whelks (conchs) for any reason requires a State permit. In this regulation, whelk/conch refers to either knobbed whelk (*Busycon carica*) or channeled (smooth)



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018



PUBLIC HEARING – D.
Shellfish Grant License

REQUESTED BY:	Shellfish Constable
DESIRED ACTION:	Grant approval - James Gray and Allison Gray
PROPOSED MOTION:	I move to amend the previously approved shellfish grant extension # 7312-EXT of James Gray and Allison Gray to include an additional area to the west and south of their existing grant # 7312, as per maps provided, and approve this unified grant extension as # 7312-EXT
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



Board of Selectmen

PLEASE NOTE: Meeting is at WELLFLEET PUBLIC LIBRARY

The Wellfleet Board of Selectmen will hold a public meeting on Tuesday, October 24, 2017 at 7:00 p.m. at the Wellfleet Public Library, 55 West Main Street, Wellfleet, MA 02667. It is anticipated that the meeting will be recorded by the Town. Anyone else desiring to record the meeting may do so only after notifying the chair and may not interfere with the conduct of the meeting in doing so.

- I. **Announcements, Open Session and Public Comment [7:00]** *Note: Public comments must be brief. The Board will not deliberate or vote on any matter raised solely during Announcements & Public Comment.*
- I. **Public Hearing(s) [7:00]**
 - a. Consider a transfer shellfish license #7312 by James Gray to James Gray and Allison Gray and extension of license.
 - b. Application for underground fuel storage license at Cumberland Farms 2586 State Highway (J. Veara, attorney for applicant)
Note: This item will not be heard, but will be postponed.
- II. **Licenses**
- III. **Appointments/Reappointments**
- IV. **Use of Town Property**
- V. **Business**
 - A. Discussion of and possible decision on old COA Building (36 Lawrence Road)
 - B. Discussion of and possible decision on the Shellfish Shack at Mayo Beach (35 Kendrick Ave)
- VI. **Town Administrator's Report**
- VII. **Topics for Future Discussion**
- VIII. **Correspondence and Vacancy Report**
- IX. **Minutes (October 10, 2017)**
- X. **Executive session and Adjournment**
 - A. Pursuant to G.L. c. 30A, §21(a)(6) to consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body: Cahoon Hollow parking lot.
 - B. Pursuant to G.L. c. 30A, §21(a)(6) to consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body: Pleasant Point bulkhead land disposition.
 - C. Approval of prior Executive Session minutes
[September 12, 2017, September 26, 2017]
- XI. **Adjournment**

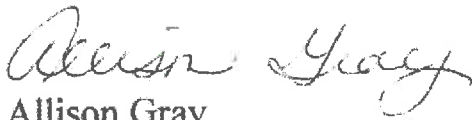
10/19/17

To Whom it may Concern,

I James Gray and Allison Gray, agree to comply with the Town of Wellfleet's policies and regulations and assume full responsibility for understanding and adhering to all federal and state regulations as they apply to shellfish propagation and harvest.

A handwritten signature in cursive script, appearing to read "James Gray".

James Gray

A handwritten signature in cursive script, appearing to read "Allison Gray".

Allison Gray

FROM WELLFLEET SHELLFISH POLICY AND REGULATIONS
SECTION 1: **DEFINITIONS**

Aquaculture License - An authorization, granted by a vote of the Board of Selectmen, to utilize a specific tract of land, under coastal waters (1) to plant and grow shellfish using in-bottom or off- bottom culture; (2) to place shellfish in or under protective devices affixed directly to the tidal flats or land under Wellfleet's coastal waters, such as boxes, pens, trays, bags or nets; (3) to harvest and take legal shellfish; (4) to plant cultch for the purpose of catching shellfish seed; and (5) to grow shellfish by means of racks, rafts or floats (MGL Chapter 130; Section 57).

Licensed Area (Grant) - a designated bottom area, certified by The Department of Marine Fisheries (DMF) and licensed by a vote of the Board of Selectmen, on which the licensee may plant, grow and harvest shellfish (MGL Chapter 130; Sections 57 & 68).

Resident - A declared resident of the Town of Wellfleet. Written proof that Wellfleet is the domicile as well as the legal residence of the applicant shall be required to the satisfaction of the Shellfish Constable and Board of Selectmen. Proof of legal residence may include voter registration, automobile registration, driver's license, income tax filings, census data, or passport.

TOWN OF WELLFLEET SHELLFISH DEPARTMENT
CHECK LIST FOR AQUACULTURE LEASE APPLICANT

- ✓ Applicant is a domiciled resident of Wellfleet, as that is defined in Section 1 of our regulations.

- ✓ Applicant is 18 years of age or older.

- ✓ Approval of this application will not result in the applicant having more than 7 acres leased to them for aquaculture within the Town's waters.

- ✓ All other licensees named to the grant have given written approval for the applicant to be included on their lease. (N/A: If a corporation is the current lease holder, all persons who are members of the corporation must submit their written approval.)

- ✓ At this time, there are no more than three lease holders named to the lease.

- ✓ If applicant is applying for a lease on private property other than their own, written permission from the owner has been provided.

- ✓ Applicant has held and used a Commercial Shellfishing Permit during two of the last three years.
OR:
 - ✓ The applicant has demonstrated some experience in shellfish propagation and aquaculture which has been confirmed in writing by a license holder that describes the type of work performed by the applicant and any other information that might be relevant.

 - ✓ The applicant has received and agreed in writing to comply with the current version of the Town's Shellfish Policy and Regulations.

 - ✓ The applicant acknowledges that s/he will also be held responsible to and will familiarize him/herself with MGL Ch. 130 and CMR 322, as well as the most recent SEMAC Best Management Practices, DMF's vibrio control plan, National Shellfish Sanitation Program's Guide and DPH's Regulations for Fish and Fishery Products, as they apply to the harvest of shellfish governing his/her business operations.

BLACKFISH
CREEK

41° 55' 47.27"
70° 01' 49.64"

41° 55' 47.29"
70° 01' 49.55"

7312

#733
0.94 AC.

#783

#783A

OLD WHARF RD.

OLD WHARF
POINT

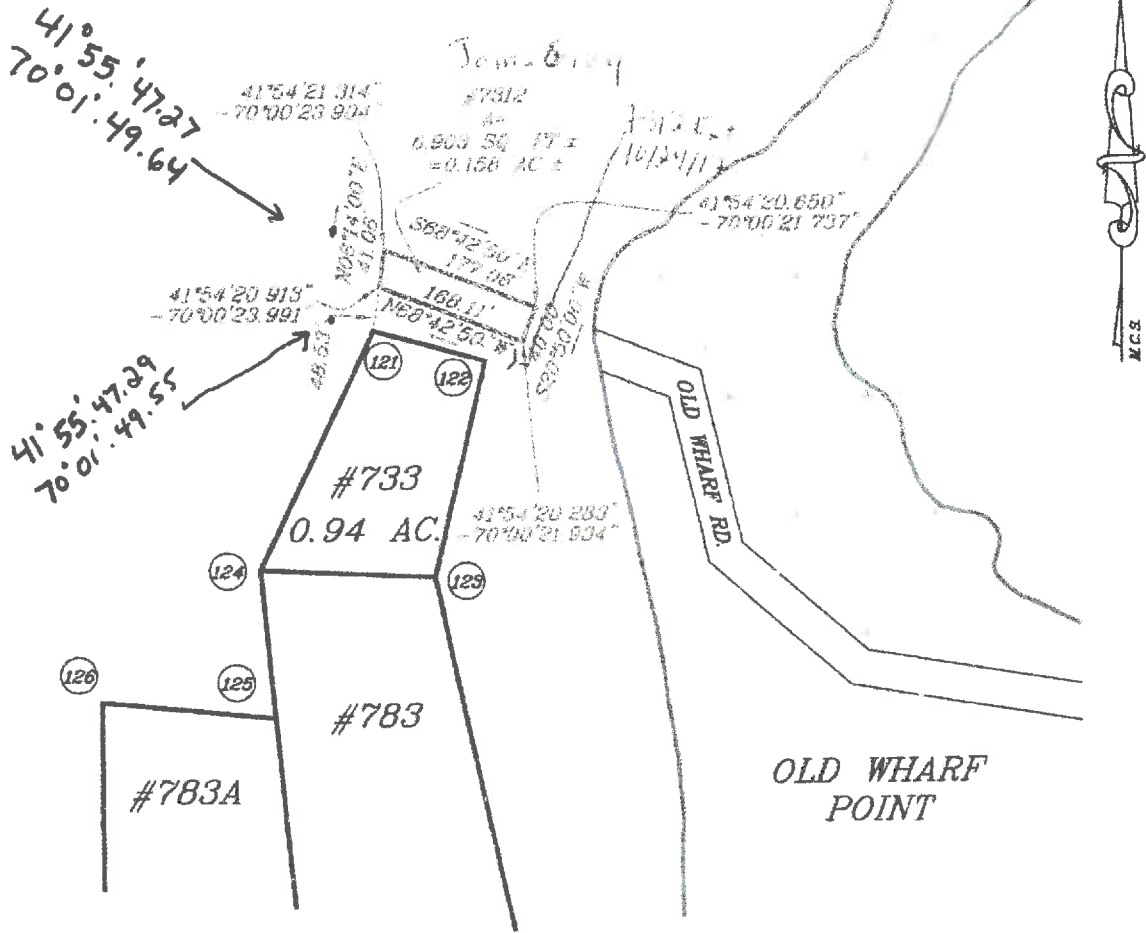


GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft

BLACKFISH
CREEK



JAMES GRAY
07/14/14

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.



Wellfleet Shellfish Department



300 Main Street, Wellfleet, Massachusetts 02667

April 26, 2018

To: Board of Selectmen
Re: Revision to grant extension
From: Nancy Civetta, Shellfish Constable

Today, the Mass. Division of Marine Fisheries came to do a biological survey of the previously approved grant extension (#7312-Ext) for James Gray and Allison Gray. While James was locating his boundaries with his mobile GPS, he discovered that the boundary markers that had been in use since the 70s were out of synch with the actual registered boundary coordinates. He had, in fact, been using a larger area as part of grant #7312 than he had realized.

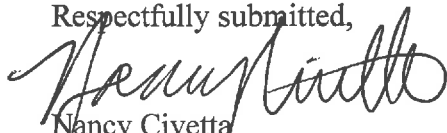
While discussing this with the state aquaculture staff, he proposed the idea of requesting another extension to reflect the actual intertidal area that he had been using. The state included that in their biological survey, and since the bottom was not considered productive, they advised that he do the two extensions together at the same time, especially for the Army Corps of Engineers permitting.

We discussed this at length and decided to request a revision to his previously approved grant extension to formally incorporate the additional area into one grant extension.

Attached is the application received April 26, 2018 from James Gray and Allison Gray to amend shellfish grant extension # 7312-EXT as per the map and coordinates, also included here. If approved, his total acreage would be approximately .5 (one half) acre.

I recommend that you revise and approve this unified grant extension.

Respectfully submitted,


Nancy Civetta
Shellfish Constable

Phone (508) 349-0325



Fax (508) 349-0305

APPLICATION FOR SHELLFISH GRANT LICENSE

DATE: 4/26/18

This request is being made under Chapter 130, Sections 57 & 59.

Name James GRAY & Allison GRAY

Address 27 Old Kings Hwy

Wellfleet, MA 02667

Telephone (508) 737-2381

APR 27 2018

Approximate location of proposed grant license area:

Black Fish Creek
old wharf point

Desired size of proposed grant license area:

Aprox. 50 acre total
including 7312 & EXT

GENERAL INFORMATION

Previous shellfishing experience:

28 years

How long have you had a shellfish permit (commercial/non-commercial)?

21 years

How long have you lived in Wellfleet?

38 years

Comments:

Allison Gray
JG
Signature of Applicant

[Signature]
Shellfish Constable



Wellfleet Shellfish Department



300 Main Street, Wellfleet, Massachusetts 02667

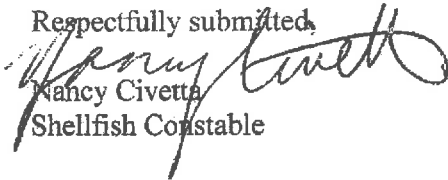
October 11, 2017

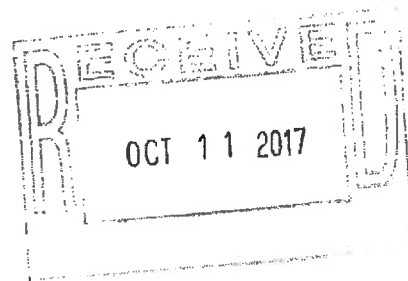
To: Board of Selectmen
Re: Recommendations
From: Nancy Civetta, Shellfish Constable

Application received October 11, 2017 by James Gray to transfer shellfish grant licenses # 7312 from James Gray to James Gray and Allison Gray.

I recommend that the grant # 7312 be changed from James Gray to James Gray and Allison Gray

Respectfully submitted,


Nancy Civetta
Shellfish Constable



Phone (508) 349-0325



Fax (508) 349-0305

APPLICATION FOR SHELLFISH GRANT LICENSE

DATE: 10/9/17

This request is being made under Chapter 130, Sections 57 & 59.

Name James GRAY + ALLISON GRAY

Address 27 Old Kings Hwy
Wellfleet, MA 02667

Telephone 508-737-2381

Approximate location of proposed grant license area:

Old Wharf Point

Desired size of proposed grant license area:

Approx -158ac

GENERAL INFORMATION

Previous shellfishing experience:

Commercial Fishing 25 years
GRANT HOLDER 3 years

How long have you had a shellfish permit (commercial/non-commercial)?

25 years

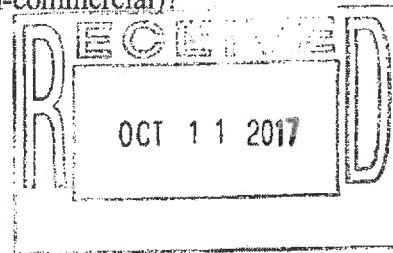
How long have you lived in Wellfleet?

37 years

Comments:

JG
Signature of Applicant

[Signature]
Shellfish Constable



APPLICATION FOR TRANSFER OF SHELLFISH GRANT LICENSE

Date: 10/11/17

To: Board of Selectmen
300 Main Street
Wellfleet, MA 02667

I/We hereby request transfer of Shellfish Grant License # 7312

From JAMES GRAY

To ALLISON GRAY and James GRAY

Said grant license is located at Old Wharf Point, in Wellfleet, MA

and consisting of .158 acres, as shown on a plan prepared

by Slade ASSOC. and dated 7/14/14

[Signature]
Signature(s)

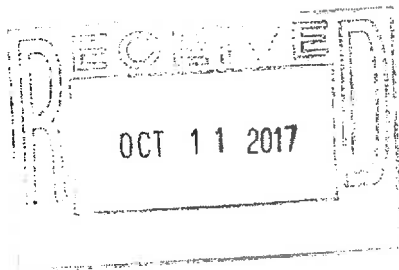
JAMES GRAY
Name(s)

27 Old Kings Hwy
Mailing Address

Wellfleet, MA 02667

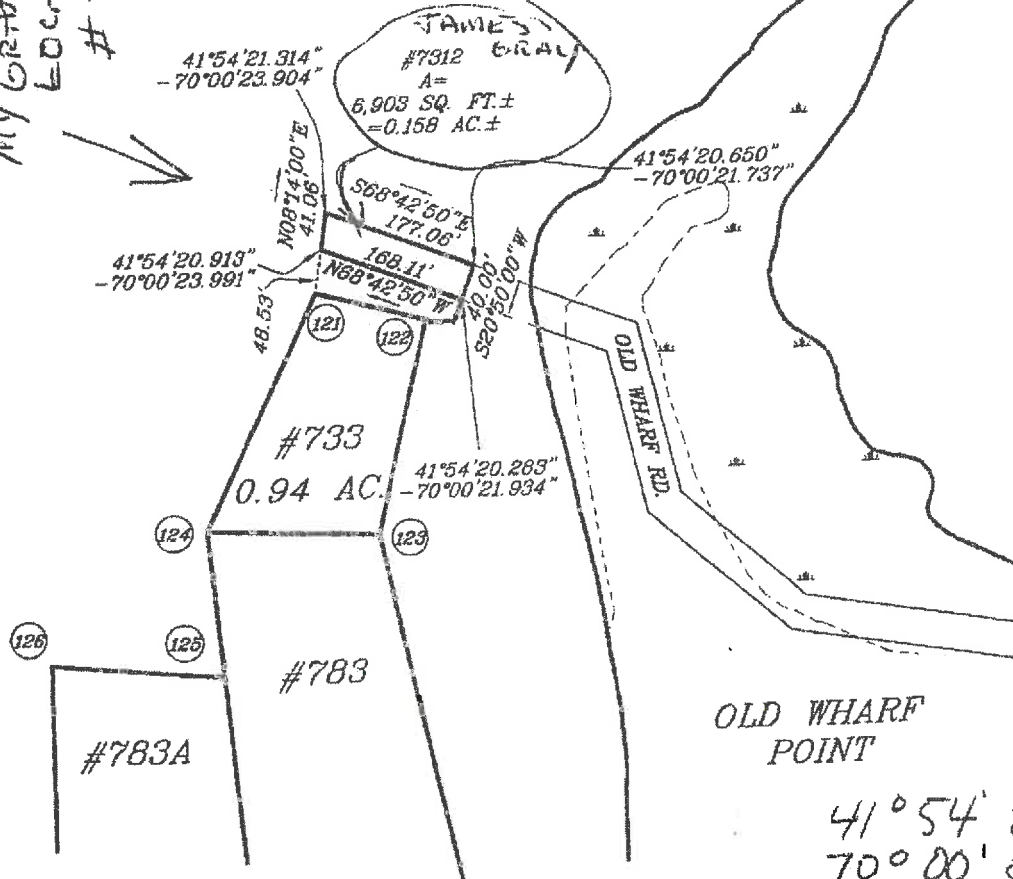
508-737-2381
Telephone

Jamesgray1981@yahoo.com
Email



MY GREAT LOCATION #7312

BLACKFISH CREEK



OLD WHARF POINT

41°54' 21.314"
70°00' 23.904"

JAMES GRAY
07/14/14

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

IV

LICENSES – A. Common Victualler

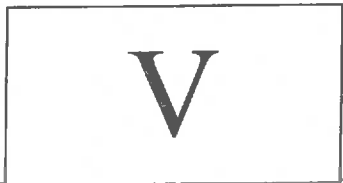
REQUESTED BY:	Bol Organic Acai Bowls
DESIRED ACTION:	Approve common victualler business license for Bol Organic Acai Bowls
PROPOSED MOTION:	I move to approve the renewal of the common victualler business license for Bol Organic Acai Bowls.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

Bol Organic Acai Bowls
Duck Creek Tavern
70 Main Street
Wellfleet, MA 02667



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018



APPOINTMENTS/REAPPOINTMENTS – A. Police

REQUESTED BY:	Police Chief
DESIRED ACTION:	Approve the WPD Appointments/Reappointments as per the Police Chief's recommendations
PROPOSED MOTION:	<p>I move to approve the reappointments of full-time police officers</p> <ul style="list-style-type: none">• Laecio De Olivera• Mark Braun• Nicholas Daley• Edward Garneau• and Jeremian Valli <p>for a term beginning July 1, 2018 and ending June 30, 2019</p> <p>I move to approve the reappointments of special police officers</p> <ul style="list-style-type: none">• Scott Higgins• Desmond Keogh• Marc Spigel• John Szucs• and Kyle Kochanowicz <p>for a term beginning July 1, 2018 and ending June 30, 2019</p> <p>I move to approve the reappointment of special police officer, department chaplain Paul Cullity for a term beginning July 1, 2018 and ending June 30, 2019</p>
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____

Town of Wellfleet
Police Department

May 10, 2018

To: Board of Selectmen
From: Chief Ronald L. Fisette

Subject: FULL TIME POLICE OFFICERS REAPPOINTMENT

Full time police officers require annual appointments for the first 5 years of their career, and thereafter they are tenured and require no further appointments.

I request the following individuals be reappointed as a Full Time Police Officer:

Appointment Period: July 1, 2018 through June 30, 2019

<u>Officer:</u>	<u>Initial Appointment</u>
Laecio De Oliveira	8/26/2015
Mark Braun	4/04/2016
Nicholas Daley	10/19/2017
Edward Garneau	12/04/2017
Jeremiah Valli	3/26/2018

Respectfully submitted for your information and consideration.



Ronald L. Fisette,
Chief of Police

cc: Dan Hoort, Town Administrator
Joseph Powers, Assistant Town Administrator / Town Clerk

Town of Wellfleet
Police Department

May 10, 2018

To: Board of Selectmen
From: Chief Ronald L. Fisette

Subject: SPECIAL POLICE OFFICERS REAPPOINTMENT

I request the following individuals be reappointed as a Special Police Officer:

Appointment Period: July 1, 2018 through June 30, 2019

Scott Higgins

Marc Spigel

Kyle Kochanowicz

Desmond Keogh

John Szucs

Respectfully submitted for your information and consideration.



Ronald L. Fisette,
Chief of Police

cc: Dan Hoort, Town Administrator
Joseph Powers, Assistant Town Administrator / Town Clerk

Town of Wellfleet
Police Department

May 10, 2018

To: Board of Selectmen
From: Chief Ronald L. Fisette

Subject: SPECIAL POLICE OFFICERS – Department Chaplain

Reverend Paul Cullity, First Congregational Church, Wellfleet has expressed an interest in serving as our Department Chaplain.

I request the following individual be reappointed as a Special Police Officer – Department Chaplain:

Appointment Period: July 01, 2018 through June 30, 2019

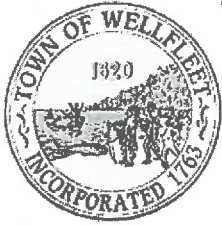
Paul Cullity

Respectfully submitted for your information and consideration.



Ronald L. Fisette,
Chief of Police

cc: Dan Hoort, Town Administrator
Joseph Powers, Assistant Town Administrator / Town Clerk



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

V

APPOINTMENTS/REAPPOINTMENTS – B. Boards and Committees

REQUESTED BY:	Principal Clerk
DESIRED ACTION:	Boards and Committees Members Reappointments
PROPOSED MOTION:	I move to reappoint the Board and Committee members as listed in the Principal Clerk's records presented to the Selectboard.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

Note:

All members being reappointed are reminded to see the Town Clerk to be sworn in for their new term.

Oath of Office requirements

STATE LAW:

MGL, c.41, § 107: “Every other elected member and every appointed member of every board or commission of a town, and every other elected officer and every appointed officer of a town, shall also, before entering upon his official duties, be sworn to the faithful performance thereof.”

WELLFLEET HOME RULE CHARTER:

Chapter 8, Section 8-10 (4): “Any person duly appointed to any office or board shall take up the duties of the office immediately, after having been sworn to the faithful performance of the duties of the office by the Town Clerk.”

WELLFLEET GENERAL BYLAWS

Article III, Section 5: “All persons, committees, boards, and officers who are elected at a Town Meeting or the annual Town Election, or appointed by town authority, shall be notified by the Town Clerk, and sworn in before assuming the duties of their offices.”

Reappointments

From Principle Clerk, Jeanne Maclauchlan

Barnstable County Assembly of Delegates 2 years 2020

Lilli Ann Green

Board of Assessors 3 years 2021

Diane Galvin, Gail Stewart, John Duane (alternate)

Board of Health 3 years 2021

Janet Drohan, Gary Locke

Board of Water Commissioners 3 years 2021

Curt Felix

Cable Advisory Committee 1 year 2019

Thomas Cole, Richard Guernsey

Cape Cod Water Protection Collaborative 2 years 2020

Curt Felix

Community Preservation Committee 3 years 2021

Geraldine Ramer

Comprehensive Wastewater Management Planning Committee 3 years 2021

Richard Wulsin

Council on Aging Committee 3 years 2021

Paul Goetinck, Dorothy Oberding

Cultural Council 3 years 2021

Diane Roehm

Energy Committee 3 years 2021

Charles Cole, Richard Elkin

Herring Warden 3 years

Ethan Estey

Historical Commission 3 years 2021

Maria Burkes, Thomas Siggia, Lydia Vivante

Local Housing Partnership 1 year 2019

Paul Cullity, Sharon Rule-Agger, Judy Taylor

Marina Advisory Committee 2 years 2020

Joseph Aberdale, Walter Baron, Stephen Cooney

Mayo Creek Restoration Committee 1 year 2019

Jacob Puffer, Walter Baron, John Riehl, John Portnoy, Patrick Winslow

NRAB 3 years 2021

John Duane

Open Space Committee 1 year 2019

Bruce Hurter, Robert Jackson, Elizabeth McDonald, John Cumbler, Thomas Slack, Lynn Southey

Personnel Board 3 years 2021

Stephen Gazzano

Recycling Committee 3 years 2021

Bethia Brehmer

Registrar of Voters 3 years 2021

Betsey Patterson

Shellfish Advisory Board 3 years 2021

Barbara Austin, Jake Puffer, John Duane, James O'Connell, Rebecca Taylor, Zack Dixon

Taxation Aid Committee 3 years 2021

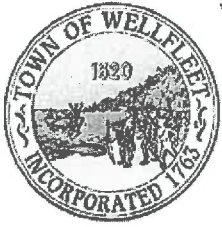
Susan Messina

Veteran's Agent 1 year 2019

Gregory Quilty, Scott Dutra, Wilfrid Remillard, Shawney Carrol

Zoning Board of Appeals 3 years 2021

Trevor Pontbriand, Roger Putnam



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

V

APPOINTMENTS/REAPPOINTMENTS – C. Appointments to Shellfish Advisory Committee and Board of Water Commissioners

REQUESTED BY:	Principal Clerk
DESIRED ACTION:	Boards and Committees Members Appointments <ul style="list-style-type: none">• Shellfish Advisory Board – One alternate position open for a three-year term.• Board of Water Commissioners – One regular position open for a three-year term.
PROPOSED MOTION:	<p><u>Shellfish Advisory Board Applicants:</u></p> <ul style="list-style-type: none">• Chip Benton• Mike Kubiak• David Seitier• Todd Spencer <p><u>Board of Water Commissioners Applicant:</u></p> <ul style="list-style-type: none">• Todd Spencer <p>I move to appoint _____ as an alternate member to the Shellfish Advisory Board for a three year term to expire June 30, 2021.</p> <p>I moved to appoint _____ as a regular member to the Board of Water Commissioners for a three-year term to expire June 30, 2021.</p>
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____



TOWN OF WELFLEET
APPLICATION FOR TOWN BOARDS & COMMITTEES MEMBERSHIP



Wellfleet depends on its citizens to carry out many of our government's activities. Your community needs your help. Please volunteer.

FILL OUT THE FORM BELOW and mail it to:
Wellfleet Selectmen's Office, Town Hall, 300 Main Street, Wellfleet, MA 02667

Name Chip Benton Date 5-11-18

Mailing Address W.C. Burgess Lane

Phone (Home) (cell) 508 221 6014

E-mail

Please describe briefly any work experience, including volunteer service, that you feel would be useful to the Town:

45yr shellfish career wild, boat, grant
13yr Shellfish Adv. Committee history

Please add any other information that you think may be useful, including education or other formal training, specialized courses, professional licenses or certifications, etc.:

lifetime experience as an honest
concerned shellfisherman, who feels need
to enlighten present board of historical
fact and reason present rules and reg's were
originally drafted and to make sure there
will be a fishery available to my grandchildren

Committees/Boards of Interest: 1) S.A.C.
2)
3)

as all my children had it available for them.



TOWN OF WELLFLEET
APPLICATION FOR TOWN BOARDS & COMMITTEES MEMBERSHIP

Wellfleet depends on its citizens to carry out many of our government's activities. Your community needs your help. *Please volunteer.*

FILL OUT THE FORM BELOW and mail or bring it to:
Wellfleet Selectmen's Office, Town Hall, 300 Main Street, Wellfleet, MA 02667

Name Mike Kubiak Date 4-20-18

Mailing Address 110 Avery Ave Wellfleet MA 02667

Phone (Home) _____ (cell) 508-340-9603

E-mail MIKUBIAK7502@GMAIL.COM

Please describe briefly any work experience, including volunteer service, that you feel would be useful to the Town:

Commercial Shellfisherman (Dredge & Pick)

Please add any other information that you think may be useful, including education or other formal training, specialized courses, professional licenses or certifications, etc.:

BS Criminal Justice BA Psychology
Extensive list of law enforcement/communication
training, including ethics, civil liability, criminal
procedure.

Committees/Boards of Interest: 1) Shellfish Advisory Board

2) _____

3) _____

APR 20 2018



TOWN OF WELLFLEET
APPLICATION FOR TOWN BOARDS & COMMITTEES MEMBERSHIP

Wellfleet depends on its citizens to carry out many of our government's activities. Your community needs your help. *Please volunteer.*

FILL OUT THE FORM BELOW and mail it to:

Wellfleet Selectmen's Office, Town Hall, 300 Main Street, Wellfleet, MA 02667

Name David SEITLER Date 5/8/18

Mailing Address 89 Springbrook Rd

Phone (Home) 774-722-2840 (cell) _____

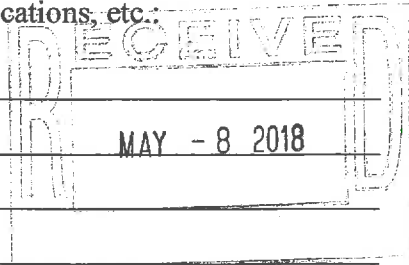
E-mail _____

Please describe briefly any work experience, including volunteer service, that you feel would be useful to the Town: Shellfisherman lobsterman scalloper fish Dragger

Tuna fisherman oystergrower grant holder, grant
Helper/manager, Oyster Dragger, wild picker
Always local lived here my whole life.

Please add any other information that you think may be useful, including education or other formal training, specialized courses, professional licenses or certifications, etc.:

CFR



Committees/Boards of Interest: 1) shellfish Advisory Alternate
2) _____
3) _____



TOWN OF WELLFLEET
APPLICATION FOR TOWN BOARDS & COMMITTEES MEMBERSHIP

Wellfleet depends on its citizens to carry out many of our government's activities. Your community needs your help. *Please volunteer.*

FILL OUT THE FORM BELOW and mail it to:

Wellfleet Selectmen's Office, Town Hall, 300 Main Street, Wellfleet, MA 02667

Name Todd Spencer Date 5/16/18

Mailing Address 55 E. Commercial St
Wellfleet, MA 02667

Phone (Home) — (cell) 802 591 0684

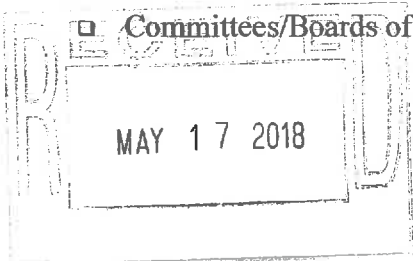
E-mail mtspencerma@gmail.com

Please describe briefly any work experience, including volunteer service, that you feel would be useful to the Town: _____

Local Physician OCHS Internal Medicine Geriatrics
10/2015 - 5/2018
Recreational Shellfisherman

Please add any other information that you think may be useful, including education or other formal training, specialized courses, professional licenses or certifications, etc.:

Member World Oyster Society Attended 3 day seminar
in Woods Hole 2016. Educational, Oyster cultivation in U.S.
and world wide.



Committees/Boards of Interest: 1) Board of Water Commissioners
2) Shellfish Advisory Board
3) _____



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

VI

USE OF TOWN PROPERTY – A. Sacred Surf School

REQUESTED BY:	Zach Pawa
DESIRED ACTION:	Approve Zach Pawa's request for use of Town property at Mayo Beach for stand-up paddle boarding lessons.
PROPOSED MOTION:	I move to approve Zach Pawa's request for use of Town property at Mayo Beach for stand-up paddle boarding from June 1 to August 31 subject to the conditions, if any, as listed on the application for a fee of \$385.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

APPLICATION FOR PERMIT TO USE TOWN OWNED PROPERTY

18-16

TOWN OF WELLFLEET
300 MAIN STREET
WELLFLEET, MA 02667

Applicant Sacred Surf School (Zach Pawa) Affiliation or Group Sacred Surf School

Telephone Number 508-514-1555 Mailing Address 4900 State Hwy Eastham MA 02642

Email address sacredsurfschool@gmail.com

Town Property to be used (include specific area) Mayo Beach

Date(s) and hours of use: June 1st – August 31st (9am-5pm)

Describe activity including purpose, number of persons involved, equipment to be used, parking arrangements, food/beverage service, etc. Also please indicate if fees will be charged by applicant.

- **Stand Up Paddle Tours - fees apply (\$75-\$100 per person)**
- **Tours would take place around harbor/bay area during high tide**
- **Equipment: SUPs, paddles, PFDs, wetsuits**
- **Number of instructors (1-7) and students (1-15) depends on the day**
- **Parking in Mayo Beach lot/pier if lot is full.**

Describe any Town services requested (police details, DPW assistance, etc.)

N/A

NOTE TO APPLICANTS: All applications must be accompanied by a non refundable \$50.00 processing fee. Applications must be received at least 30 days prior to the first event date to insure that all reviews can be completed prior to the event. This application is only for permission to use Town property. Any additional licenses, such as food service permit, etc., may be required and it is the applicant's responsibility to secure the same.

Action by the Board of Selectmen:

_____ Approved as submitted

_____ Approved with the following condition(s): _____

_____ Disapproved for following reason(s): _____

Date: _____

Processing Fee: \$50.00

Fee: (385)

APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS

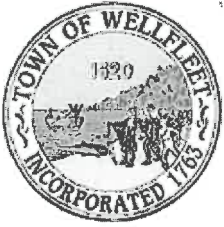
Health/Conservation Agent: Comments/Conditions: Permits/Inspections needed:	Inspector of Buildings: Comments/Conditions: Permits/Inspections needed:
--	---

Police Department: <i>M/A</i> Comments/Conditions: <i>OK</i> <i>2/26/18</i>	Fire Department: <i>RPR</i> Comments/Conditions: <i>OK</i>
---	---

DPW: <i>Paul Cassidy</i> Comments/Conditions: <i>OK</i> <i>3/7/18</i>	Community Services Director: <i>J. Thomas</i> Comments/Conditions: <i>OK</i>
---	---

Harbormaster: <i>Michael Sawyer</i> Comments/Conditions: <i>OK</i> <i>Stay clear of shellfish grants and channels.</i> <i>5/9/18</i>	Shellfish: <i>Francis Welch</i> Comments/Conditions: <i>See my email correspondence. However, if absolutely have to do Mayo the lessons should be held to the left (east) of red nun channel marker and yellow shellfish grant buoy markers. Indian Neck is preferable!</i>
---	--

Recreation: Comments/Conditions:	Town Administrator: <i>Daniel R. Wood</i> Comments/Conditions:
--	---



BOARD OF SELECTMEN



AGENDA ACTION REQUEST
May 22, 2018



VI

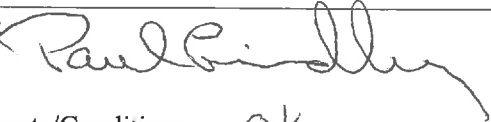
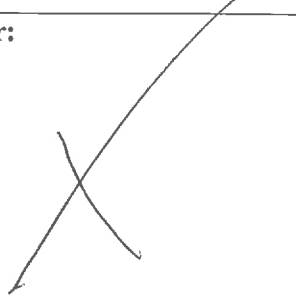
USE OF TOWN PROPERTY – B. Live for Lou

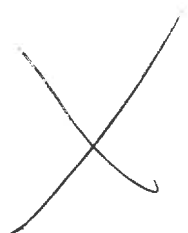

REQUESTED BY:	Live for Lou
DESIRED ACTION:	Approve Live for Lou's request for use of Town property at the Memorial Garden
PROPOSED MOTION:	I move to approve Live for Lou's request for use of Town property at the Memorial Garden on Main Street on June 3 from 3 pm – 6 pm subject to conditions, if any, listed on the application with the event fee waived.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

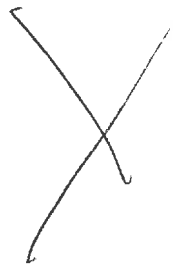

APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS

Health/Conservation Agent:  Comments/Conditions: MORE INFO NEEDED ON THE FOOD PIECE. Permits/Inspections needed:	Inspector of Buildings: Comments/Conditions:  Permits/Inspections needed: 05-08-18
---	--

Police Department:  Comments/Conditions: 5/8/18 OK	Fire Department:  Comments/Conditions: 5/8/18 OK
--	--

DPW:  Comments/Conditions OK 5/9/18	Community Services Director: Comments/Conditions: 
---	---

Harbormaster: Comments/Conditions 	Shellfish: Comments/Conditions 
--	---

Recreation: Comments/Conditions 	Town Administrator:  Comments/Conditions
--	--



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

VI

USE OF TOWN PROPERTY – C. Harbor Stage Company

REQUESTED BY:	Harbor Stage Company
DESIRED ACTION:	Approve Harbor Stage Company's request for use of Town property at the Town landing at Mayo Beach
PROPOSED MOTION:	I move to approve Harbor Stage Company's request for use of Town property at the Town landing at Mayo Beach on July 30, from 3 pm to 8 pm, subject to conditions, if any, listed on the application for a fee of \$110.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

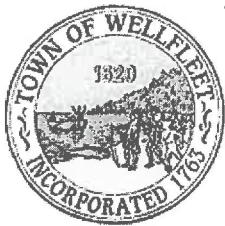
Health/Conservation Agent: Comments/Conditions: Permits/Inspections needed:	Inspector of Buildings: Comments/Conditions: Permits/Inspections needed:
--	---

Police Department: <i>PK</i> 5/8/18 Comments/Conditions: OK	Fire Department: <i>RDR</i> 5/8/18 Comments/Conditions: OK
---	--

DPW: <i>Paul Bradley</i> Comments/Conditions: Event staff are responsible for removal of trash and recycling 5/10/18	Community Services Director: Comments/Conditions:
--	---

Harbormaster: <i>Michael DeGuz</i> OK Comments/Conditions 5/9/18	Shellfish: <i>Frank</i> Comments/Conditions: Not sure what "Town Landing field" is, but please don't block access to Mayo Beach next to old Shellfish Offices.
---	---

Recreation: Comments/Conditions	Town Administrator: <i>Daniel R. Hood</i> Comments/Conditions YAM
---	---



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

VI

USE OF TOWN PROPERTY – D. VBT Bicycling Vacations

REQUESTED BY:	VBT Bicycling Vacations
DESIRED ACTION:	Approve VBT's request for use of Town property at bandstand area at the pier
PROPOSED MOTION:	I move to approve VBT's request for use of Town property at bandstand area at the pier once weekly through October 15 subject to conditions, if any, as listed on the application for a fee of \$500.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



426 Industrial Avenue, Suite 120
Williston, VT 05495

Tel: 802-951-3167
Fax: 802-453-4830

Email: svandegriek@vbt.com
Seth Vande Griek
Product Operations Manager



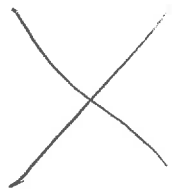
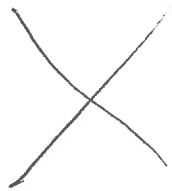
Date Updated: 7-May-18


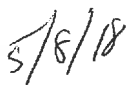

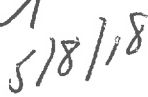
To: Jeanne Maclauchlan
Town of Wellfleet
Phone: 508-349-0300
Email: Jeanne.Maclauchlan@wellfleet-ma.gov


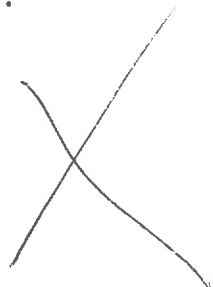
*numbers do not include leaders



STATUS REPORT for VBT's Cape Cod & Martha's Vineyard Tour 2018				
Wellfleet Pier Use				
Picnic Lunches				
Tour Code	Date	Number of guests	Status	
CCB:2018-05-20	Mon 21-May-18	19		
CCB:2018-06-03	Mon 4-Jun-18	18		
CCB:2018-06-10	Mon 11-Jun-18	20		
CCB:2018-06-17	Mon 18-Jun-18	19		
CCB:2018-06-24	Mon 25-Jun-18	19		
CCB:2018-07-29	Mon 30-Jul-18	16		
CCB:2018-08-05	Mon 6-Aug-18	19		
CCB:2018-09-02	Mon 3-Sep-18	17		
CCB:2018-09-09	Mon 10-Sep-18	18		
CCB:2018-09-12	Thu 13-Sep-18	6		
CCB:2018-09-16	Mon 17-Sep-18	16		
CCB:2018-09-19	Thu 20-Sep-18	0		
CCB:2018-09-23	Mon 24-Sep-18	10		
CCB:2018-09-30	Mon 1-Oct-18	16		
CCB:2018-10-07	Mon 8-Oct-18	8		
CCB:2018-10-14	Mon 15-Oct-18	18		

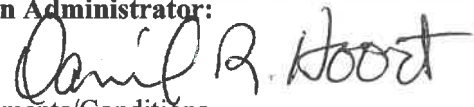
APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS

Health/Conservation Agent: Comments/Conditions:  Permits/Inspections needed: 	Inspector of Buildings: Comments/Conditions:  Permits/Inspections needed: 
--	---

Police Department:  Comments/Conditions:  OK 5/8/18	Fire Department:  Comments/Conditions:  OK 5/8/18
--	--

DPW:  Comments/Conditions: OK 5/10/18	Community Services Director: Comments/Conditions: 
---	--

Harbormaster:  Comments/Conditions: OK 5/9/18	Shellfish: Comments/Conditions: 
---	---

Recreation: Comments/Conditions	Town Administrator:  Comments/Conditions
---	--



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

VI

USE OF TOWN PROPERTY – E. Elaine Hartman

REQUESTED BY:	Elaine Hartman
DESIRED ACTION:	Approve Elaine Hartman's request for use of Town property at Cahoon Hollow Beach
PROPOSED MOTION:	I move to approve Elaine Hartman's request for use of Town property at Cahoon Hollow Beach on August 8, from 4 pm to 5 pm subject to conditions, if any, as listed on the application for a fee of \$110.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

TOWN OF WELLFLEET
APPLICATION FOR PERMIT TO USE TOWN OWNED PROPERTY

Applicant Elaine Hartman Affiliation or Group

Telephone Number 978-549-2287 Mailing Address 39 Pinewood Dr

Email address Ehartman72199@aol.com Gardner, MA 01440

Town Property to be used (include specific area) Catoon Hollow Beach in close

Proximity to the Beachcomber

Date(s) and hours of use: 8/18/18 4-5 pm

Describe activity, including purpose, number of persons involved, equipment to be used, parking arrangements, food/beverage service, etc. Also please indicate if fees will be charged by applicant.

Wedding ceremony, approximately 20 people.

. No Food/ Beverages. No fees. Short ceremony, no

significant decorations. Will Plan to Rent a van or

SUV to bring guests from lodging.

Describe any Town services requested (police details, DPW assistance, etc.)

N/A

NOTE TO APPLICANTS: All applications must be accompanied by a non refundable \$50.00 processing fee. Applications must be received at least 30 days prior to the first event date to insure that all reviews can be completed prior to the event. This application is only for permission to use Town property. Any additional licenses, such as food service permit, etc., may be required and it is the applicant's responsibility to secure the same.

Action by the Board of Selectmen:

Approved as submitted

Approved with the following condition(s):

Disapproved for following reason(s):

Date:

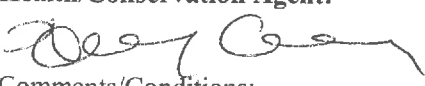
Processing Fee: \$50.00 paid



Fee: (110)



JAN 11 2018


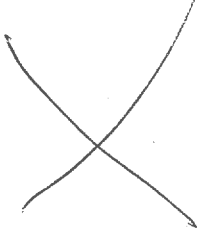
(over)

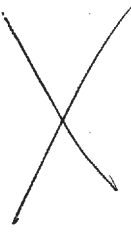

APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS

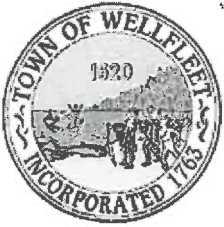
Health/Conservation Agent:  Comments/Conditions: OK Permits/Inspections needed:	Inspector of Buildings: 1/19/18 Comments/Conditions: Permits/Inspections needed:
---	--

Police Department:  1/17/18 Comments/Conditions: - Sat. in the middle of August. Can not guarantee parking access, etc.	Fire Department: 1/18/18 Comments/Conditions:  OK
---	--

DPW:  OK Comments/Conditions 1/19/18 Can not guarantee parking or access to beach. PL	Community Services Director: 1/23/18 Comments/Conditions:  No guarantee of access, parking.
---	---

Harbormaster: Comments/Conditions 	Shellfish: Comments/Conditions 
---	--

Recreation: Comments/Conditions 	Town Administrator:  Comments/Conditions
---	---



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

VI

**USE OF TOWN PROPERTY – F. New England Endurance
Events**

REQUESTED BY:	New England Endurance Events
DESIRED ACTION:	Approve NEEE's request for use of Town property at Mayo Beach, Gull Pond, Great Pond, Long Pond
PROPOSED MOTION:	I move to approve New England Endurance Events' request for use of Town property at Mayo Beach, Gull Pond, Great Pond and Long Pond on June 22, 2019 from 8:30 am to noon subject to the conditions, if any, listed on the application for a fee of \$500.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

APPLICATION FOR PERMIT TO USE TOWN OWNED PROPERTY

19-1

TOWN OF WELLFLEET
300 MAIN STREET
WELLFLEET, MA 02667

Applicant **Kathleen Walker** Affiliation or Group **New England Endurance Events**

Telephone Number **617-240-4805** Mailing Address **39 Eldridge Rd, Brewster MA 02631**

Email **kathleen@neeevents.com**

Town Property to be used (include specific area) **Mayo Beach (5am - 7:30am), Gull Pond, Great Pond, Long Pond areas (starting at 8:30am -and filtering out by 12pm)**

Date(s) and hours of use: **June 23, 2019 5am - 1pm**

Describe activity including purpose, number of persons involved, equipment to be used, parking arrangements, food/beverage service, etc. Also, please indicate if fees will be charged by applicant.

Please see attached Operations Plan

Describe any Town services requested (police details, DPW assistance, etc.)

police, beaches, EMS, DPW

NOTE TO APPLICANTS: All applications must be accompanied by a non refundable \$50.00 processing fee. Applications must be received at least 30 days prior to the first event date to ensure that all reviews can be completed prior to the event. This application is only for permission to use Town property. Any additional licenses, such as food service permit, etc., may be required and it is the applicant's responsibility to secure the same.

Action by the Board of Selectmen:

 Approved as submitted

 Approved with the following condition(s):

 Disapproved for following reason(s):

Date:


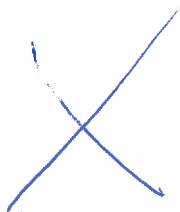
Processing Fee: \$50.00 paid



Fee: (500)

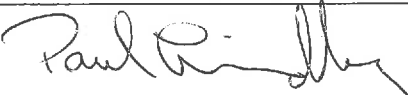

JAN 30 2018

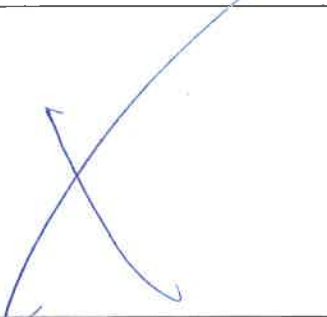
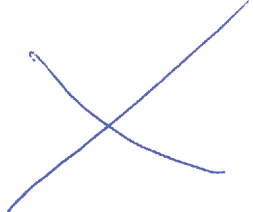
(over)


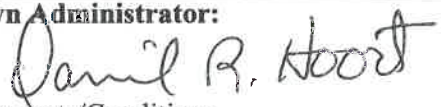
APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS

Health/Conservation Agent:  Comments/Conditions: OK Permits/Inspections needed:	Inspector of Buildings: Comments/Conditions: Permits/Inspections needed: 
---	---

Police Department:  Comments/Conditions: <u>NEW EVENT</u> working with The group on operational issues will have detail officers	Fire Department:  Comments/Conditions: FIRE DEPT. COMMENTS ARE THE SAME AS POLICE DEPT. COMMENTS.
---	---

DPW:  Comments/Conditions OK 4/25/18	Community Services Director:  Comments/Conditions: New event. I don't anticipate any conflict with Beach Program but will work to organize on any issues.
--	---

Harbormaster: Comments/Conditions 	Shellfish: Comments/Conditions 
---	--

Recreation: Comments/Conditions 	Town Administrator:  Comments/Conditions
---	---



PRELIMINARY OPERATIONS PLAN
WELLFLEET-TRURO-PROVINCETOWN
MULTI-STAGE RACE - 2019

- EVENT OVERVIEW
- RACE ORGANIZERS
- COMMUNITY IMPACT
- REFERENCES
- COURSE MAPS
- OPERATIONAL PLAN
- CONCLUSION

Contact:

Kathleen Walker
New England Endurance Events
P.O. Box 490
South Orleans MA 02662
Cell: (617) 240-4805
Answering. Service: (617) 240-5577
Email: kathleen@neeevents.com
Website: neeevents.com

Event Overview:

The *Wellfleet-Truro-Provincetown Multi-Stage Race* is a proposed endurance event to be held on June 23, 2019. While small in numbers (field limit: 150) this unique event is expected to yield significant benefits to the communities of the Lower Cape as well as expand the public's recognition of Wellfleet, Truro, Provincetown and the Cape Cod National Seashore as among the most beautiful and enjoyable areas of New England.

The event would begin with a bike ride, starting at Mayo Beach in Wellfleet (small groups of riders setting off at staggered times) with a course that follows paved roads through Wellfleet, Truro and Provincetown, then returns to South Truro for dismount on quiet Collins Road. From that point, racers — now spread apart after a 27-mile bike ride — will embark on a combination run/swim effort (10 miles of running, 1.5 miles of swimming, across seven legs) through largely National Seashore and Town of Wellfleet land and roads in Truro and Wellfleet. The runners would follow existing footpaths and both dirt and paved roads. There will be no running on animal trails, dunes or posted fragile areas. All directional signs will be temporarily planted with wooden stakes, and removed that same weekend.

This event is being organized by Orleans residents Kathleen Walker and Andrew Scherding. Kathleen and Andy operate *New England Endurance Events*, a race direction and management company which currently stages five annual triathlon events and two running races on Cape Cod — including one each in Wellfleet and Truro. Two of their races have won international awards for excellent organization and participant experience.

Over the past year, Kathleen and Andy have met with the police chiefs from the towns to discuss this proposed race, as well as with the Wellfleet Beaches Administrator, Wellfleet Fire/Emergency Services Chief, Wellfleet DPW and Wellfleet Conservation Committee. The original proposed route has been adjusted to address their concerns, and we have received word that all of these parties are in favor of formal approval of this event. We have worked with representatives of the Cape Cod National Seashore, including a reconnaissance of portions of the race course, and have learned that our permit application is likely to be accepted. The Wellfleet First Congregational Church has approved using their grounds for parking and for the finish line.

Race Organizers:

Kathleen Walker is a USA Triathlon certified race director and a Red Cross certified lifeguard. She has been active in triathlon event production since 2003 for races both on- and off-Cape. On the Outer Cape, she is the director of the *Wellfleet Sprint Triathlon* and co-director of Truro's *Ocean to the Bay* running race. Elsewhere on the Cape, she serves as director of the *Falmouth Triathlon*, the *Hyannis Triathlon*, and the *Gut Check Triathlon* in Brewster.

Andy Scherding spent much of his youth in Wellfleet. EMT-trained, he is a co-founder of the Cape Cod Triathlon Team — where he served as director for seven years and is currently chairman of the steering committee. He is a co-founder of the *Cape Cod YMCA Kids Triathlon*, and serves as board member and a race-day coordinator for that annual event which raises money for scholarships for local youth.

Community Impact:

Endurance events in the U.S. which are similar to the proposed event tend to attract athletes from throughout the region, the nation and the world, to compete and stay in local inns, resorts and cottages for the week or for a long weekend. They dine in local restaurants, shop in local stores, and visit parks and other attractions in the region. This is typical of "destination races," and the chambers of commerces of many communities throughout the United States actively vie to host for such events.

The National Park Service's own formula which calculates the economic impact of overnight visitors would indicate a direct benefit of over \$165,000 to Wellfleet and surrounding communities area for an average three-day stay by the 150 race participants (*Natural Resource Report NPS/NRSS/EQD/NRR—2015/947*). In addition, our budget indicates the race organization itself would disburse over \$55,000 to local residents and vendors, for a total community benefit in excess of \$220,000. Given the high cost of vacation lodging and dining on Cape Cod in June compared to many other regions of the country, we would suggest the economic impact will be even greater: likely well in excess of a quarter of a million dollars during that long weekend.

In addition to the economic benefits derived from attracting athletes and their families to Wellfleet, another way the triathlon would help the Outer Cape will be through a charitable program. This matches the philosophy of the local race directors, Kathleen Walker and Andy Scherding. For example, their *Gut Check Triathlon*, held every October in DCR Nickerson State Park, benefits the *Dreamday Summer Camp* for seriously ill children. Early June's *Wellfleet Triathlon* benefits the Outer Cape's non-profit radio station, *WOMR*, and the *Outer Cape Health* organization. And the *Ocean to Bay Run* in Truro benefits preservation and interpretive programs for the *Highland Lighthouse*. While a benefactor for our proposed event has yet to be chosen, we invite input from officials with the towns and other stakeholders.

References:

We invite any interested party to contact these references to learn more about the levels of preparedness, communications skills and integrity of the principals of *New England Endurance Events* (Kathleen Walker and Andy Scherding):

Ron Fiset, Wellfleet Police Chief ronald.fisette@wellfleet-ma.gov

Suzanne Thomas Wellfleet Beach Administrator suzanne.thomas@wellfleet-ma.gov

Eric Levy, Superintendent, DCR-Nickerson State Park eric.levy@state.ma.us

Peter Benson, Lieutenant, Dennis Police Department pbenson@town.dennis.ma.us

Route - Bike Course:





BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

VI

**USE OF TOWN PROPERTY – G.
Yard Sale at the Dump**

REQUESTED BY:	Harriet Korim
DESIRED ACTION:	Approve use of town owned property for 'Yard Sale at the Dump' on May 26 th from 8am to 3pm
PROPOSED MOTION:	I move to approve Harriet Korim's request for the use of Town owned property at the transfer station on May 26, 2018 from 8:00 am to 3:00pm subject to the conditions, if any, listed on the application with the fee being waived.
ACTION TAKEN:	Moved By: _____ Secoded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

Conditions for Yard Sale at the Swap Shop on May 26, 2018:

- All volunteers must adhere to the Swap Shop rules, which are as follows:

SWAP SHOP reusable household items only (no TVs, no microwaves, no computer monitors, no chemicals, no food or food products)

The Town will maintain a **Swap Shop for the use of Wellfleet residents with a valid Transfer Station sticker only**. At all times, items to be left off at the Swap Shop are subject to approval of the attendant on duty. Items must be in at least fair and reusable condition. Appliances and other bulky items may be subject to the normal fee for those items. Proof of residency in Wellfleet will be required.

Please Note: Vehicles not having a valid Transfer Station sticker that are driven by residents, nonresident taxpayers, or visitors of Wellfleet will be admitted to the Recycling Area of Transfer Station for the sole purpose of depositing acceptable items for recycling. This does not include access to the Swap Shop.

- Swap Shop Volunteers must be identified by wearing a safety vest, which the Transfer Station will provide. We will also need to know the number of volunteers before the event, by Thursday, May 24th, so that we can have the correct number of safety vests needed. The vests must be returned at the end of the yard sale to the gatehouse attendant.
- Traffic control can be an issue, so we would ask that the volunteers help with those problems as directed by the Transfer Station Foreman.
- Volunteers who do not have a valid Transfer Station Sticker will be allowed into the Transfer Station, for this event, given a vest at the Gate House and will be allowed to park in the designated area.
- A Swap Shop Volunteer to be stationed at the Gate House to approve or reject yard sale items.
- Rejected and unsold item to be disposed of at regular Transfer Station disposal costs. - OR BROUGHT HOME

APPLICATION FOR PERMIT TO USE TOWN OWNED PROPERTY

TOWN OF WELLFLEET
300 MAIN STREET
WELLFLEET, MA 02667

Applicant Harriet Korn Arnoldi Affiliation or Group cape cool.org
Telephone Number 508 349 3592 Mailing Address Box 3040
Email address harnet@capecool.org
Town Property to be used (include specific area) SwapShop

Date(s) and hours of use: May 26 8-3

Describe activity including purpose, number of persons involved, equipment to be used, parking arrangements, food/beverage service, etc. Also please indicate if fees will be charged by applicant:

26th annual "Yard Sale @ the Dump"
to benefit S.E.A. (swapshop ecology action)
Prize scholarships & foolship

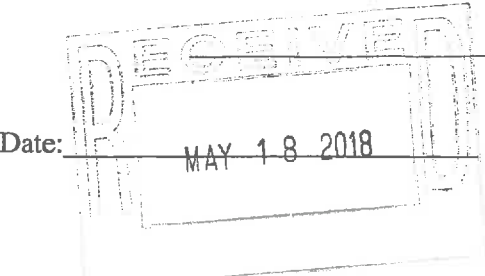
Describe any Town services requested (police details, DPW assistance, etc.)

we're always had wonderful cooperation from DPW

NOTE TO APPLICANTS: All applications must be accompanied by a non refundable \$50.00 processing fee. Applications must be received at least 30 days prior to the first event date to insure that all reviews can be completed prior to the event. This application is only for permission to use Town property. Any additional licenses, such as food service permit, etc., may be required and it is the applicant's responsibility to secure the same.


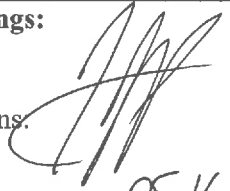
Action by the Board of Selectmen:



_____ Approved as submitted
_____ Approved with the following condition(s): _____
_____ Disapproved for following reason(s): _____

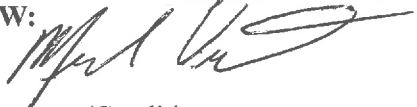



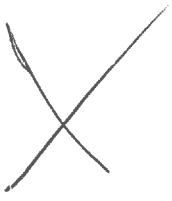

Date: _____ Processing Fee: \$50.00 paid
Fee: _____


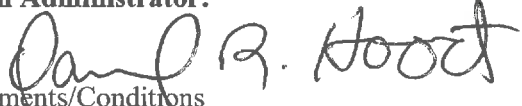
APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS

Health/Conservation Agent:  Comments/Conditions: SEE ATTACHED CONDITIONS DATED Permits/Inspections needed: 5/26/18	Inspector of Buildings:  Comments/Conditions: Permits/Inspections needed: 05-16-18
--	---

Police Department:  Comments/Conditions: OK 5/14/18	Fire Department:  Comments/Conditions: OK 5/20/18
---	--

DPW:  Comments/Conditions Please see attached requirements.	Community Services Director: Comments/Conditions: 
--	---

Harbormaster: Comments/Conditions 	Shellfish: Comments/Conditions 
--	---

Recreation: Comments/Conditions 	Town Administrator:  Comments/Conditions
--	---



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

VII

BUSINESS – A. Habitat for Humanity

REQUESTED BY:	Leedara Zola, Habitat for Humanity
DESIRED ACTION:	Approval of Habitat for Humanity LIP Application and Letter of Support
PROPOSED MOTION:	I move to approve the Habitat for Humanity LIP Application and Letter of Support, to support the waiver of the Department of Housing and Community Development land appraisal process and authorize the chair to sign the letter of support.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



TOWN OF WELLFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667
Tel (508) 349-0300 Fax (508) 349-0305
www.wellfleetma.org

BOARD OF
SELECTMEN

May 22, 2018

Local Initiative Program
Department of Housing and Community Development
Ms. Alana Murphy, Deputy Associate Director
100 Cambridge Street, Suite 300
Boston, MA 02114

Dear Ms. Murphy:

The Wellfleet Selectboard voted at its May 22, 2018 meeting to sign and support Habitat for Humanity's Local Initiative Program (LIP) application for the Old King's Highway property.

The Board also voted to support the waiver of the Department of Housing and Community Development land appraisal process.

Wellfleet is in need of affordable housing. We look forward to seeing this development permitted, constructed and occupied.

Best Regards,

Janet Reinhart, Chair
Wellfleet Board of Selectmen



Photo: Truro, Yellow Brick Road, Truro Town Hall Work Day

**WELLFLEET, MASSACHUSETTS
Local Initiative Program Application
Old Kings Highway Community Housing**

**Habitat for Humanity of Cape Cod, Inc.
May 22, 2018**

<p>MASSACHUSETTS Department of Housing and Community Development Local Initiative Program Application for Comprehensive Permit Projects</p>

INSTRUCTIONS

Please submit three copies of the application and attachments. Note: only one set of site plan and sample elevations (attachments 11 and 12 noted on page 22) are required. An application fee, payable to the Department of Housing and Community Development, shall be submitted with the application. The schedule of fees is as follows:

	Project Fee	plus	Per Unit Fee
Municipality	\$1,000		\$30
Non-Profit	\$1,750		\$40
All Others	\$4,000		\$50

Mail to:

Local Initiative Program
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114
Attn: Alana Murphy, Deputy Associate Director

To complete the application electronically, simply position your cursor on a line and type. Use the tab key to move between questions.

If you have any questions, please refer to the DHCD 40B Guidelines, specifically Section VI. For further assistance, contact Alana Murphy at 617-573-1301 or alana.murphy@state.ma.us.

NOTE: For Rental Projects, to complete information on Project Feasibility (Section X), go to the One Stop Application at <http://www.mhic.com> and complete Section 3 Sources and Uses and Section 4 Operating Pro Forma. Submit the sections with the Application

Application Contents:

- | | |
|---|--|
| <ul style="list-style-type: none"> I. General Information II. Community Support III. Municipal Contact Information IV. Development Team V. Project Information VI. Site Information VII. Design and Construction | <ul style="list-style-type: none"> VIII. Surrounding Area IX. Financing X. Project Feasibility XI. Development Schedule XII. Marketing Outreach and Lottery XIII. Checklist of Attachments |
|---|--|

January 2016

MASSACHUSETTS
 Department of Housing & Community Development
Local Initiative Program
Application for Comprehensive Permit Projects

I. GENERAL INFORMATION

Community: **Wellfleet**
 Name of Development: **Old King's Highway Community Housing**
 Site Address: **2254 Old King's Highway, Wellfleet MA**
 Developer: **Habitat for Humanity of Cape Cod, Inc.**

1. Type of Housing:
 Single Family house Rental
 Condominium Age Restricted

2. Project Characteristics:
 New Construction Conversion
 Rehabilitation Other

3. Total Acres **2.83** Density of Project (units/acre) **1.41**

4. Unit Count:
 Total Number of Units **4**
 Market Rate \$ _____
 Affordable **4**

5. Unit Prices/Rents:
 Market Rate \$ _____
 Affordable **\$133,750 and \$150,000, estimated based on current income limits**

**Required Signatures for the
 Comprehensive Permit Project Application**

Chief Executive Official
 of Municipality:

Chair, Local Housing Partnership
 (if applicable):

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Date: _____

Date: _____

II. COMMUNITY SUPPORT

1. Letter of Support from Municipality - Attach a letter containing a short narrative on the basics of the project, the history of the project, the ways in which the community is providing support, and how the development team has addressed any concerns the community has. The letter must be signed by the chief elected official of the community.

2. Letter of Support from Local Housing Partnership - If the community has a housing partnership, please attach a letter from them indicating their support for the project. The letter should summarize how the partnership has been working with the developer.

3. Local Contributions - Check off all that apply and provide a brief description at the end.

- Land donation (dollar value _____)
- Building donation (dollar value _____)
- Marketing assistance
- Other work by local staff
- Density increase
- Waiver of permit fees
- Other regulatory or administrative relief (specify) _____
- Local funds (cash)
Amount **\$225,000 currently, additional anticipated** Source: **Community Preservation**
- HOME funds
- Agreement by a lender to provide favorable end-loan financing (ownership projects only)
- Other (specify) **Habitat Fundraising**

Briefly explain the contributions: _____

4. Municipal Actions and Local Plans - Briefly describe how the project fits with any planning the community has done (e.g. master plan, community development plan, affordable housing plan) and other local land use and regulatory actions that provide the opportunity for affordable housing (including multi-family and overlay districts, inclusionary zoning by-laws and ordinances).

The Town of Wellfleet currently has only 1.9% of its year-round housing units listed on the Department of Housing and Community Development (DHCD) Subsidized Housing Inventory (SHI). The state goal is 10%. Of the fifteen towns on the Cape, Wellfleet ranks 15th, having the least affordable housing of any Cape Town. Wellfleet also has some of the higher prices on the Cape.

Wellfleet's Local Comprehensive Plan, Appendix 8, Community Housing, Specifically calls for affordable housing on town owned land. The Old King's Highway is town owned, and has been voted on by Town Meeting for disposition for affordable housing purposes

III. MUNICIPAL CONTACT INFORMATION

Chief Elected Official

Name **Dennis Murphy, Board of Selectmen Chair**
Address **300 Main Street, Wellfleet, MA 02667**
Phone **508-349-0300**
Email **bos@wellfleet-ma.gov**

Town Administrator/Manager

Name **Daniel Hoort**
Address **300 Main Street, Wellfleet, MA 02667**
Phone **508-349-0300**
Email **daniel.hort@wellfleet-ma.gov**

City/Town Planner (if any)

Name **Xanthe Labovities, staff contact to Planning Board**
Address **300 Main Street, Wellfleet, MA 02667**
Phone **508-349-0330**
Email **xanthe.labovities@wellfleet-ma.gov**

City/Town Counsel

Name **K-P Law**
Address **101 Arch Street, Boston, MA 02110**
Phone **617-556-0007**
Email

Chairman, Local Housing Partnership (if any)

Name **Elaine McIlroy, Chair, Wellfleet Housing Authority**
Address **300 Main Street, Wellfleet, MA 02667**
Phone **508-349-0349**
Email **emcilroy@comcast.net**

Community Contact Person for this project

Name **Daniel Hoort**
Address **300 Main Street, Wellfleet, MA 02667**
Phone **508-349-0300**
Email **daniel.hort@wellfleet-ma.gov**

IV. DEVELOPMENT TEAM INFORMATION (include all development members)

Developer

Name Habitat for Humanity of Cape Cod, Inc.
Address 411 Main Street, Suite 6, Yarmouthport, MA 02675
Phone 508-362-3559
Email vg@habitatcapecod.org
Tax ID 2229004301

Contractor

Name Habitat for Humanity of Cape Cod, Inc.
Address 411 Main Street, Suite 6, Yarmouthport, MA 02675
Phone 508-362-3559
Email vg@habitatcapecod.org
Tax ID 2229004301

Architect

Name Brown, Lindquist, Fenuccio and Raber Architects, Inc.
Address 203 Willow Street #A, Yarmouthport, MA 02675
Phone 508-362-8382
Email kurtraber@capearchitects.com
Tax ID

Engineer

Name JM O'Reilly & Associates, Inc
Address PO Box 1773 Brewster, MA 02631
Phone 508-896-6601
Email jorielly@jmoreillyassoc.com
Tax ID 261545790

Attorney

Name Warren Brodie
Address 2 Salt Hay Road, Waquoit, MA 02536
Phone 617-584-8152
Email wbrodie@brodielaw.com
Tax ID 043284332

Housing Consultant

Name _____
Address _____
Phone _____
Email _____
Tax ID _____

Marketing/Lottery Agent

Name Habitat for Humanity of Cape Cod, Inc.
Address 411 Main Street, Suite 6, Yarmouthport, MA 02675
Phone 508-362-3559
Email vg@habitatcapecod.org
Tax ID 2229004301

TEAM EXPERIENCE – DEVELOPER/CONTRACTOR QUALIFICATIONS

Complete the charts on the following pages for all housing projects undertaken by the developer and the contractor during the past five years. Include projects currently in construction. Provide owner references for each project, including a current phone number. Alternatively, a resume outlining the experience that covers the items listed on the chart below may be submitted.

1. Developer: [See attached](#)

Project Summary	Project #1	Project #2	Project #3	Project #4
Project Name:				
Community Address:				
Housing Type:				
Number of Units:				
Total Development Costs:				
Subsidy Program (if applicable):				
Date Completed:				
Reference: Name and Telephone #:				

2. Contractor: _____

Project Summary	Project #1	Project #2	Project #3	Project #4
Project Name:				
Community Address:				
Housing Type:				
Number of Units:				
Total Development Costs:				
Subsidy Program (if applicable):				
Date Completed:				
Reference: Name and Telephone #:				

3. Other Chapter 40B Experience

Have you or any members of your team had previous Chapter 40B experience with DHCD and/or other subsidizing agencies? Yes No
 If yes, please explain. [Multiple successful DHCD LIP 40B projects throughout the Cape.](#)

4. Bankruptcy / Foreclosure

Have you or any entities you control ever filed for bankruptcy or have had a property foreclosed? Yes No
 If yes, please explain. _____

DEVELOPER CERTIFICATION

The undersigned hereby certifies that he/she is **Executive Director** (Title) of **Habitat for Humanity of Cape Cod, Inc.** (Legal Name of Applicant) and that the information requested below for the project known as **Old King's Highway Community Housing** (Project Name) is complete and that all information contained in this application is true and correct to the best of his/her knowledge. The undersigned Developer agrees to execute DHCD model documents, as required. If the Developer is other than a non profit corporation or public entity, the Developer hereby certifies that it shall comply with all reporting requirements described in 760 CMR 56.00 and as set forth in the LIP Guidelines.

Signature of Developer _____

Print Name: **Vicki Goldsmith**

Date _____

V. PROJECT INFORMATION

1.	Type of Housing:	Total Number of Units
	Single-Family House	4 (four)
	Condo	_____
	Rental	_____
	Other	_____

2. Total Number of Units Affordable **4 (four)** Market zero

3.	Project Style:	Total Number of Units
	Detached single-family house	4 (four)
	Rowhouse/townhouse	_____
	Duplex	_____
	Multifamily house (3+ family)	_____
	Multifamily rental building	_____
	Other (specify)	_____

4. Is this an age-restricted (55+) Development? Yes No
 If yes, please submit a marketing study that demonstrates an understanding of the region’s demographics, market demand and the particular strategies necessary to attract buyers to both market and affordable units.

5. Estimate the percentage of the site used for:
 Buildings 4.1% Parking & Paved Areas 8.5%
 Usable Open Space 40.4% Unusable Open Space 47%

6. Is any portion of the project designed for non-residential use? **no**
 If yes, explain the non-residential uses. _____

7. Sustainable Development Design and Green Building Practices

In accordance with the Sustainable Development Principles adopted by Governor Patrick’s Administration in 2007, DHCD encourages housing development that is consistent with sustainable development design and green building practices. For more information, see Appendix VI.A-1 and VI.B-1 of the 40B Guidelines for a list of links to resources and opportunities related to sustainable development.

A. How will this development follow Sustainable Development Principles? **The project falls squarely within the Commonwealth of Massachusetts Sustainable Development Principles as it Expands Housing Opportunities; Protects Land and Ecosystems, and Uses Natural Resources Wisely**

B. How will the project maximize energy efficiency and meet Energy Star Standards? **Habitat homes meet or exceed LEED standards (although Habitat does not seek certification as this adds extra costs); homes use Energy Star mechanicals, highly efficient air-source-heat-pumps; and our "HERS" ratings are consistently low. When we are able to incorporate solar panels, our homes are near net zero.**

C. What elements of "green design" are included in the project (e.g. reduction of energy and water consumption, increasing durability and improving health)?
Habitat homes use durable and/or renewable construction materials wherever practical, we use highly efficient air-source-heat-pumps, we use low VOC materials, use drought resistant landscaping, and seek to implement "green design" as budget allows.

8. Project Eligibility

A. Have you ever applied for a project eligibility letter involving any portion of the site, or are you aware of any prior application for a project eligibility letter involving any portion of the site?

Yes No If yes, explain.

Habitat received a Project Eligibility Letter dated 11/25/2015, proceeded through the ZBA and received a Comprehensive Permit. Neighbors appealed, and upon appeal it was discovered that the Board had not been configured correctly when they voted in support of the Comprehensive Permit, so the Permit was vacated, which put Habitat in the position of starting again (thus this LIP application)

B. Has the municipality denied a permit on another proposal for this site within the last 12 months? Yes No

9. Outstanding Litigation

Is there any outstanding litigation relating to the site? Yes No
If yes, explain.

Prior to the Comprehensive Permit noted above, Habitat had tried for permitting under an affordable housing bylaw. Habitat received the Special Permit, but neighbors appealed. Instead of litigating the local by-law Habitat pursued permitting under 40B.

10. Unit Composition

Complete the chart below. Include a separate entry for each unit type according to its square foot/age and/or sales price/rent.

Type of Unit	# of Units	# of Bdrms	# of Baths	Gross Sq. Ft.	# of Parking Spaces	Sales Price/Rent	Condo Fee	Handicap Accessible
Affordable	2	2	1	972	2	\$133,750	\$60 est. (HOA)	<input type="checkbox"/> # *
	2	3	1.5	1280	2	\$150,000	\$60 est. (HAO)	<input type="checkbox"/> # *
	_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> # _____
	_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> # _____
Market	_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> # _____
	_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> # _____
	_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> # _____
	_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> # _____
Other	_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> # _____
	_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> # _____

***NOTE: Habitat selects buyers before building. If a household needing accessibility were selected, home would be built with the needed accommodations**

VI. SITE INFORMATION

- 1. Total Acreage **2.831** Total Buildable Acreage **1.989**
- 2. Describe the current and prior uses of the subject site: **vacant**

Existing buildings on site? Yes No
If yes, describe plans for these buildings:

- 3. Current Zoning Classification:
Residential **residential** (minimum lot size) **30,000**
Commercial _____ Industrial _____ Other _____
- 4. Does any portion of the site contain significant topographical features such as wetlands?
Yes No If yes, how many acres are wetlands? _____
If yes, attach map of site noting wetland areas.
Is map attached? Yes No
- 5. Is the site located within a designated flood hazard area?
Yes No
If yes, please attach a map of the site with flood plain designations.
Is map attached? Yes No
- 6. Is the site or any building located on the site listed, nominated or eligible for listing on the National Register of Historic Places? Yes No
- 7. Is the site within a Historic District? Yes No
If yes, describe the architectural, structural and landscape features of the area: **Old King's Highway is designated a "Scenic Road"**.
- 8. In the past three years, have there been any defaults on any mortgage on the property or any other forms of financial distress?
Yes No If yes, please explain: _____
- 9. Indicate which utilities are available to the site:
Public Sewer Private Septic Public Streets
Public Water Private Wells Private Ways
Natural Gas Electricity
On-site Sewer Treatment Facility
Other Explain: _____

10. Describe any known or suspected hazardous waste sites on or within a ½ mile radius of the project site. **None known.**
11. Has a 21E hazardous waste assessment ever been done on this site? If so, attach a summary of the filing. Yes No
12. What waivers will be requested under the comprehensive permit? **lot size, frontage and setbacks among others**
13. Describe the current status of site control and attach copies of relevant deeds or executed agreements.
- A. Owned by Developer _____
 - B. Under Purchase and Sale Agreement **Land Disposition Agreement**
 - C. Under Option

Seller: _____ Buyer: _____

Is there an identity of interest between the Buyer and Seller? If yes, please explain:

_____.

Date of Agreement **May 3, 2018** Expiration Date _____

Extensions granted? Yes No Date of Extension _____

Purchase Price \$_____

VII. DESIGN AND CONSTRUCTION

1. Drawings

Please submit one set of drawings.

Cover sheet showing written tabulation of:

- Proposed buildings by design, ownership type, and size. Identify and describe affordable units and handicapped accessible units.
- Dwelling unit distribution by floor, size, and bedroom/bath number
- Square footage breakdown of commercial, residential, community, and other usage in the buildings
- Number of parking spaces

Site plan showing:

- Lot lines, streets, and existing buildings
- Proposed building footprint(s), parking (auto and bicycle), and general dimensions
- Zoning restrictions (i.e. setback requirements, easements, height restrictions, etc).
- Wetlands, contours, ledge, and other environmental constraints
- Identification of affordable units
- Identification of handicapped accessible units.
- Sidewalks and recreational paths
- Site improvements, including landscaping
- Flood plain (if applicable)

Utilities plan showing:

- Existing and proposed locations and types of sewage, water, drainage facilities, etc.

Graphic depiction of the design showing:

- Typical building plan
- Typical unit plan for each unit type with square footage tabulation
- Typical unit plan for each accessible unit type with square footage tabulation
- Elevation, section, perspective, or photograph
- Typical wall section

2. **Construction Information**

<u>Foundations</u>	# Mkt. Units	# Aff. Units	Attic	# Mkt. Units	# Aff. Units
Slab on Grade	_____	_____	Unfinished	_____	4
Crawl Space	_____	_____	Finished	_____	_____
Full Basement	_____	4	Other	_____	_____
<u>Exterior Finish</u>	# Mkt. Units	# Aff. Units	Parking	# Mkt. Units	# Aff. Units
Wood	_____	_____	Outdoor	_____	2
Vinyl	_____	_____	Covered	_____	_____
Brick	_____	_____	Garage	_____	_____
Fiber Cement	_____	4	Bicycle	_____	_____
Other	_____	_____			

Heating System

Fuel: Oil Gas **Electric (high efficiency heat pump)** Other

Distribution method (air, water, steam, etc.): **air**

Energy Efficient Materials

Describe any energy efficient or sustainable materials used in construction:

Habitat uses highly efficient air-source-heat-pumps, uses Energy Star rated mechanicals and windows, and uses durable and/or sustainable materials whenever it is practical

Modular Construction

If modular construction will be used, explain here:

Not applicable

Amenities

Will all features and amenities be available to market buyers also be available to affordable buyers? If not, explain the differences.

Not applicable

VIII. SURROUNDING AREA

1. Describe the land uses in the surrounding neighborhood:

Residential and Conservation.

2. What is the prevailing zoning in the surrounding neighborhood?

Residential

3. How does the project's proposed site plan and design relate to the existing development pattern(s) of the immediately surrounding area?

Architectural style of homes is in keeping with the Cape Cod character

4. Describe and note distances to nearby amenities and services such as shopping, schools, parks and recreation, or municipal offices.

Approximately a half mile to the Wellfleet Elementary School and Fire Department. Approximately one mile to Town Hall and bus stop and post office; one mile to Town Hall and town center.

5. Explain how developing the site contributes to smart growth development in the area (e.g. mixed use, reuse, concentrated development).

Infill development; uses vacant lot in established residential neighborhood, clusters homes, uses density to increase affordability

6. Is the site located near public transit (bus, subway, commuter rail, etc.)? If so, indicate the type, distance to the nearest stop, and frequency of service.

Approximately one mile to Cape Cod RTA bus stop.

IX. FINANCING

1. Attach a letter of interest from a construction lender.

Are there any public funds to be used for this project? If yes, indicate the source, amount, use and status of funds:

CPC funds have been awarded (\$225,000). See also attached lending letter of interest.

Describe the form of financial surety to be used to secure the completion of cost certification for this project

Not Applicable.

X. PROJECT FEASIBILITY SEE ATTACHED PROFORMAS

The section is for developers of home ownership projects.

Developers of multi-family rental projects must use the One Stop Application at <http://www.mhlc.com> and complete Section 3 Sources and Uses and Section 4 Pro Forma.

Ownership Pro Forma

	Total Costs	Per Unit	Per Sq. Ft.	% of Total
(a) Site Acquisition	\$ _____	\$ _____	\$ _____	\$ _____
Hard Costs:	\$ _____	\$ _____	\$ _____	\$ _____
Earth Work	\$ _____	\$ _____	\$ _____	\$ _____
Site Utilities	\$ _____	\$ _____	\$ _____	\$ _____
Roads & Walks	\$ _____	\$ _____	\$ _____	\$ _____
Site Improvement	\$ _____	\$ _____	\$ _____	\$ _____
Lawns & Planting	\$ _____	\$ _____	\$ _____	\$ _____
Demolition	\$ _____	\$ _____	\$ _____	\$ _____
Unusual Site Conditions	\$ _____	\$ _____	\$ _____	\$ _____
(b) Total Site Work	\$ _____	\$ _____	\$ _____	\$ _____
Concrete	\$ _____	\$ _____	\$ _____	\$ _____
Masonry	\$ _____	\$ _____	\$ _____	\$ _____
Metals	\$ _____	\$ _____	\$ _____	\$ _____
Carpentry	\$ _____	\$ _____	\$ _____	\$ _____
Roofing & Insulation	\$ _____	\$ _____	\$ _____	\$ _____
Doors & Windows	\$ _____	\$ _____	\$ _____	\$ _____
Interior Finishes	\$ _____	\$ _____	\$ _____	\$ _____
Cabinets & Appliances	\$ _____	\$ _____	\$ _____	\$ _____
Plumbing & HVAC	\$ _____	\$ _____	\$ _____	\$ _____
Electrical	\$ _____	\$ _____	\$ _____	\$ _____
(c) Total Construction	\$ _____	\$ _____	\$ _____	\$ _____
(d) General Conditions	\$ _____	\$ _____	\$ _____	\$ _____
(e) Subtotal Hard Costs (a+b+c+d)	\$ _____	\$ _____	\$ _____	\$ _____
(f) Contingency	\$ _____	\$ _____	\$ _____	\$ _____
(g) Total Hard Costs (e+f)	\$ _____	\$ _____	\$ _____	\$ _____

Soft Costs:	\$	\$	\$	\$
Permits/Surveys	\$	\$	\$	\$
Architectural	\$	\$	\$	\$
Engineering	\$	\$	\$	\$
Legal	\$	\$	\$	\$
Bond Premium	\$	\$	\$	\$
Real Estate Taxes	\$	\$	\$	\$
Insurance	\$	\$	\$	\$
Security	\$	\$	\$	\$
Developer's Overhead	\$	\$	\$	\$
General Contractor's				
Overhead	\$	\$	\$	\$
Construction Manager	\$	\$	\$	\$
Property Manager	\$	\$	\$	\$
Construction Interest	\$	\$	\$	\$
Financing/Application Fees	\$	\$	\$	\$
Utilities	\$	\$	\$	\$
Maintenance (unsold units)	\$	\$	\$	\$
Accounting	\$	\$	\$	\$
Marketing	\$	\$	\$	\$
(h) Subtotal Soft Costs	\$	\$	\$	\$
(i) Contingency	\$	\$	\$	\$
(j) Total Soft Costs (h+i)	\$	\$	\$	\$
(k) Total Development Costs				
(g+j)	\$	\$	\$	\$

Profit Analysis (should conform to the pro forma)

Sources:

Affordable projected sales \$ _____

Market sales \$ _____

Public grants \$ _____

(A) Total Sources \$ _____

Uses:

Construction Contract Amount \$ _____

(B) Total Development Costs \$ _____

Profit:

(C) Total Profit (A-B) \$ _____

(D) Percentage Profit (C/B) \$ _____

Cost Analysis (should conform to the pro forma)

Total Gross Building Square Footage _____

Residential Construction Cost per Sq. Ft. \$ _____

Total Hard Costs per Sq. Ft. \$ _____

Total Development Costs per Sq. Ft. \$ _____

Sales per Sq. Ft. \$ _____

(do not include proceeds from public grants)

XI. DEVELOPMENT SCHEDULE

Complete the chart below by providing the appropriate month and year. Fill in only as many columns as there are phases. If there will be more than three phases, add columns as needed.

	Phase 1	Phase 2	Phase 3	Total
Number of affordable units	4	_____	_____	_____
Number of market units	0	_____	_____	_____
Total by phase	4	_____	_____	_____

Please complete the following chart with the appropriate projected dates:

	Phase 1	Phase 2	Phase 3	Total
All permits granted	Late 2018	_____	_____	_____
Construction start	2019 (infrastructure)	_____	_____	_____
Marketing start – affordable units	_____	_____	_____	_____
Marketing start – market units	2020	_____	_____	_____
Construction completed	2021	_____	_____	_____
Initial occupancy	2021	_____	_____	_____

XII. MARKETING OUTREACH AND LOTTERY

Affirmative Fair Housing Marketing Plan:

Please submit your Affirmative Fair Housing Marketing Plan (AFHMP), prepared in accordance with Section III of the 40B Guidelines, and a description of the lottery process that will be used for this project. This shall describe:

- Information materials for applicants that will be used that provides key project information;
- Eligibility requirements;
- Lottery and resident selection procedure;
- Any preference system being used (Note: if local preference is proposed for this project, demonstration of the need for local preference must be demonstrated and accepted by DHCD);
- Measures to ensure affirmative fair marketing including outreach methods;
- Application materials that will be used; and
- Lottery Agent.

XIII. CHECKLIST OF ATTACHMENTS

The following documentation must accompany each application:

1. Letter of support signed by Chief Elected Officer of municipality
2. Letter of support from local housing partnership (if applicable)
3. Signed letter of interest from a construction lender
4. Map of community showing location of site
5. Check payable to DHCD
6. Rationale for calculation of affordable purchase prices or rents (see Instructions)
7. Copy of site control documentation (deed or Purchase & Sale or option agreement)
8. Last arms length transaction or current appraisal under by-right zoning
9. 21E summary (if applicable)
10. Photographs of existing building(s) and/or site
11. Site Plan showing location of affordable units
12. Sample floor plans and/or sample elevations
13. Proposed marketing and lottery materials

**WELLFLEET, MASSACHUSETTS
Local Initiative Program Application
Old Kings Highway Community Housing**

**Habitat for Humanity of Cape Cod, Inc.
May 8, 2018**

TABLE OF EXHIBITS:

Proformas Exhibit A

Support Letters Exhibit B

Lending Letter of Interest Exhibit C

Developer Experience Exhibit D

Maps/Photos Exhibit E

Affordable Price Calculator Exhibit F

Land Disposition Agreement..... Exhibit G

Marketing and Lottery Exhibit H

Preliminary Engineering..... Exhibit I

Preliminary Architecture and Tabulation Exhibit J

Wellfleet/Old Kings Hwy - Habitat for Humanity of Cape Cod, Inc. - FUND USES

Total Units 4
 Total Sq Ft 4,504

	BUDGET	PER UNIT	PER SQ. FT.	% OF TOTAL
Site Acquisition	\$ -	\$ -	\$ -	0.0%
Site Work/Hard Costs				
Earth Work	\$ 22,000	\$ 5,500	\$ 4.88	1.6%
Site Utilities	\$ 66,000	\$ 16,500	\$ 14.65	4.7%
Roads, Drainage, Utilities	\$ 250,800	\$ 62,700	\$ 55.68	18.0%
Driveways, Parking, Walks	\$ 18,000	\$ 4,500	\$ 4.00	1.3%
Other	\$ -	\$ -	\$ -	0.0%
Lawns & Planting	\$ 16,000	\$ 4,000	\$ 3.55	1.1%
Sheds	\$ 10,240	\$ 2,560	\$ 2.27	0.7%
Subtotal Site Work	\$ 383,040	\$ 95,760	\$ 85.04	27.5%
Direct Construction				
Concrete	\$ 66,000	\$ 16,500	\$ 14.65	4.7%
Carpentry/Doors and Windows	\$ 136,000	\$ 34,000	\$ 30.20	9.8%
Insulation	\$ 22,800	\$ 5,700	\$ 5.06	1.6%
Interior Finish	\$ 62,000	\$ 15,500	\$ 13.77	4.4%
Cabinets	\$ 15,200	\$ 3,800	\$ 3.37	1.1%
Appliances	\$ 10,000	\$ 2,500	\$ 2.22	0.7%
Plumbing/HVAC	\$ 104,000	\$ 26,000	\$ 23.09	7.5%
Electrical	\$ 36,000	\$ 9,000	\$ 7.99	2.6%
Solar	\$ -	\$ -	\$ -	0.0%
SAVINGS - Professional Discounts	\$ 12,000	\$ 3,000	\$ 2.66	0.9%
SubTotal Direct Construction	\$ 464,000	\$ 116,000	\$ 103.02	33.3%
SubTotal Site Wk & Direct Const	\$ 847,040	\$ 211,760	\$ 188.06	60.7%
General Requirements	\$ 50,822	\$ 12,706	\$ 11.28	3.6%
Builders Profit	\$ 50,822	\$ 12,706	\$ 11.28	3.6%
Builders OH	\$ 16,941	\$ 4,235	\$ 3.76	1.2%
GenReq, Builders OH & Profit - 14.0%				
Construction Contingency -5%	\$ 48,281	\$ 12,070	\$ 10.72	3.5%
TOTAL HARD/CONST COSTS	\$ 1,013,907	\$ 253,477	\$ 225.11	72.7%

Soft Costs

Permits/Surveys (40b)	\$ 6,000	\$ 1,500	\$ 1.33	0.4%
Architectural	\$ 2,000	\$ 500	\$ 0.44	0.1%
Engineering	\$ 47,000	\$ 11,750	\$ 10.44	3.4%
Legal	\$ 9,000	\$ 2,250	\$ 2.00	0.6%
Bond Premium	\$ -	\$ -	\$ -	0.0%
Real Estate Taxes	\$ -	\$ -	\$ -	0.0%
Insurance	\$ 11,368	\$ 2,842	\$ 2.52	0.8%
Security	\$ -	\$ -	\$ -	0.0%
Site Supervision/Construction Supervis	\$ 84,000	\$ 21,000	\$ 18.65	6.0%
Const. Interest	\$ 13,200	\$ 3,300	\$ 2.93	0.9%
Financing/Application Fees	\$ 1,000	\$ 250	\$ 0.22	0.1%
Utilities	\$ -	\$ -	\$ -	0.0%
Maintenance (unsold units)	\$ -	\$ -	\$ -	0.0%
Accounting/Cost Cert	\$ 4,000	\$ 1,000	\$ 0.89	0.3%
Marketing	\$ 17,025	\$ 4,256	\$ 3.78	1.2%
Family Programs/ Volunteer Services	\$ 20,300	\$ 5,075	\$ 4.51	1.5%

Subtotal Soft Costs \$ 214,893 \$ 53,723 \$ 47.71 15.4%

Soft Cost Contingency -5% \$ 10,745 \$ 2,686 \$ 2.39 0.8%

TOTAL SOFT COSTS **\$ 225,638** **\$ 56,409** **\$ 50.10** **16.2%**

HARD AND SOFT COSTS **\$ 1,239,545** **\$ 309,886** **\$ 275.21** **88.9%**

Developer's Fee \$ 154,943 \$ 38,736 \$ 34.40 11.1%
12.5% of TDC

TOTAL DEVELOPMENT COST **\$ 1,394,488** **\$ 348,622** **\$ 309.61** **100.0%**

Wellfleet/Old Kings Hwy - Habitat for Humanity of Cape Cod, Inc. - FUND SOURCES

BUDGET

\$	225,000	Community Preservation, awarded
\$	140,000	Community Preservation, anticipated
\$	100,000	HHCC / Private Fundraising
\$	120,000	FHLBB Grant to be applied for
\$	567,500	Proceeds from Sale of Homes - USDA
\$	241,988	HHCC / Developer Equity Contribution

\$ 1,394,488 Total Initial Budgeted Sources

Note 1: We will add a solar designated funding source for this project once it is identified.

Note 2: The "Proceeds from Sale of Homes - USDA" above house sales price is based upon Habitat's March 2018 prices.

The actual home prices may slightly based upon to-be-current median incomes for Barnstable County.

<i>Home Sale Prices, to Eligible/Qualified Buyers</i>			<i>Sq. Ft.</i>
2	x	\$150,000 sale price, 3 bdrm	1,280
2	x	\$133,750 sale price, 2 bdrm	972
4			4,504

Wellfleet Housing Authority

300 Main Street

Wellfleet, MA 02667

April 28, 2018

Local Initiative Program
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114
Attn: Ms. Alana Murphy, Deputy Associate Director

Dear Ms. Murphy:

The Wellfleet Housing Authority is pleased to support Habitat for Humanity's Local Initiative Program (LIP) application for the Old King's Highway property.

Based on the Department of Housing and Community Development Chapter 40B Subsidized Housing Inventory (SHI) as of September 14, 2017, The Town of Wellfleet has only 1.9% affordable housing stock (30 of 1,550 year-round units, 2010 Census). Wellfleet has the unfortunate distinction of being last out of the fifteen Cape Cod towns for percentage of affordable housing. There is a high need for affordable housing, and a low supply.

The Wellfleet Housing Authority approves of this project, and, in fact, initiated this project, as the land came from the WHA and was awarded to Habitat via a Request for Proposal (RFP) process. This project has been twice approved by our local permitting boards. First under an affordable housing by-law special permit, which was appealed, and then under MGL Ch40B, a permit which was determined not valid based on Board composition (Mullin Rule). Habitat is now re-filing and we support Habitat and this project, and encourage a speedy process as this housing is long overdue.

We look forward to seeing this development permitted, constructed, and occupied.

Sincerely,

Elaine McIlroy

Elaine McIlroy

Wellfleet Housing Authority, Chair

April 28, 2018

Local Initiative Program
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114
Attn: Ms. Alana Murphy, Deputy Associate Director

Dear Ms. Murphy:

The Wellfleet Local Housing Partnership is pleased to support Habitat for Humanity's Local Initiative Program (LIP) application for the Old King's Highway property.

Based on the Department of Housing and Community Development Chapter 40B Subsidized Housing Inventory (SHI) as of September 14, 2017, The Town of Wellfleet has only 1.9% affordable housing stock (30 of 1,550 year-round units, 2010 Census). Wellfleet has the unfortunate distinction of being last out of the fifteen Cape Cod towns for percentage of affordable housing. There is a high need for affordable housing, and a low supply.

The Wellfleet Local Housing Partnership approves of this project. This project has been twice approved by our local permitting boards. First under an affordable housing by-law special permit, which was appealed, and then under MGL Ch40B, a permit which was determined not valid based on Board composition (Mullin Rule). Habitat is now re-filing and we support Habitat and this project, and encourage a speedy process as this housing is long overdue.

We look forward to seeing this development permitted, constructed, and occupied.

Gary Sorkin

Gary Sorkin

Wellfleet Local Housing Partnership, Chair



THE CAPE COD FIVE CENTS SAVINGS BANK

*Community Banking
Since 1855*

May 2, 2018

Nancy Smith, President
Habitat for Humanity of Cape Cod, Inc.
411 Main Street, Suite 6
Yarmouth Port, MA 02675

RE Letter of Interest – Habitat LIP Proposal to DHCD
Old King's Highway, Wellfleet, MA

Dear Ms. Smith:

Please accept this as a letter of interest in potentially financing the proposed Old King's Highway, Wellfleet four home affordable development utilizing the Local Initiative Program. In addition, we would be interested in acting as Member Bank in a Habitat for Humanity of Cape Cod application for Federal Home Loan Bank of Boston Affordable Housing Program grant funds to further support this project.

We appreciate your confidence in the Bank and have been very pleased with our existing lending relationship which has included providing construction financing for twelve Habitat developments to date. We look forward to the opportunity to expand this relationship by further reviewing a loan request for this upcoming project.

This letter of interest does not constitute a formal offer or commitment to lend. It is subject to satisfactory completion of due diligence, credit underwriting and approval as well as other terms and conditions as determined by Cape Cod Five Cents Savings Bank.

If I can be of further assistance, please contact me at (508) 247-5506 or shayes@capecodfive.com

With Regards,

Shari L. Hayes
Vice President, Commercial Loan Officer

Cape Cod Five Cents Savings Bank
171 Falmouth Road
Hyannis, MA 02601

Hyannis Commercial Lending Office
171 Falmouth Road
Hyannis, Massachusetts 02601 • 800-678-1855 • Fax: 508-790-9216
www.capecodfive.com

Member FDIC
Member DIF

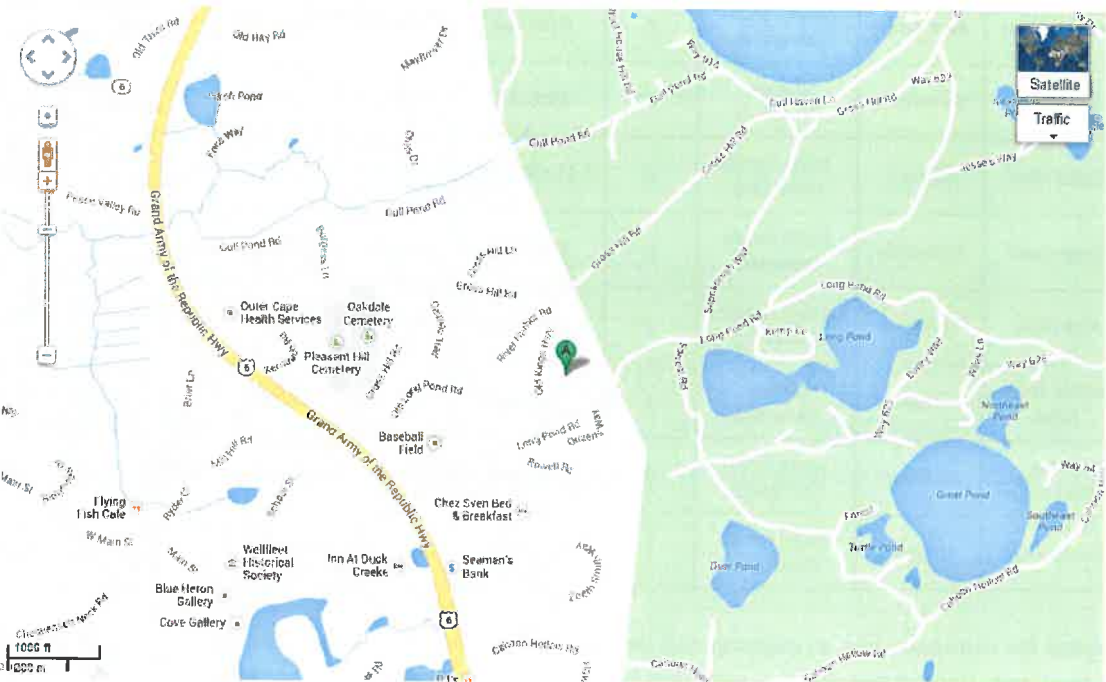
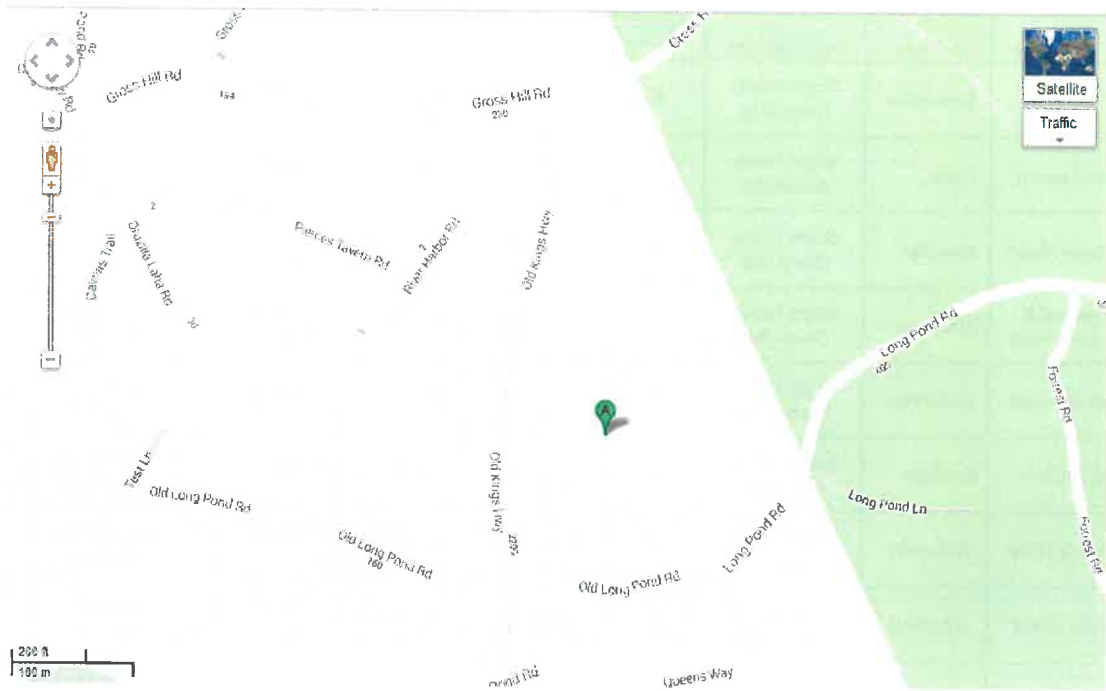


Developer and Contractor Experience

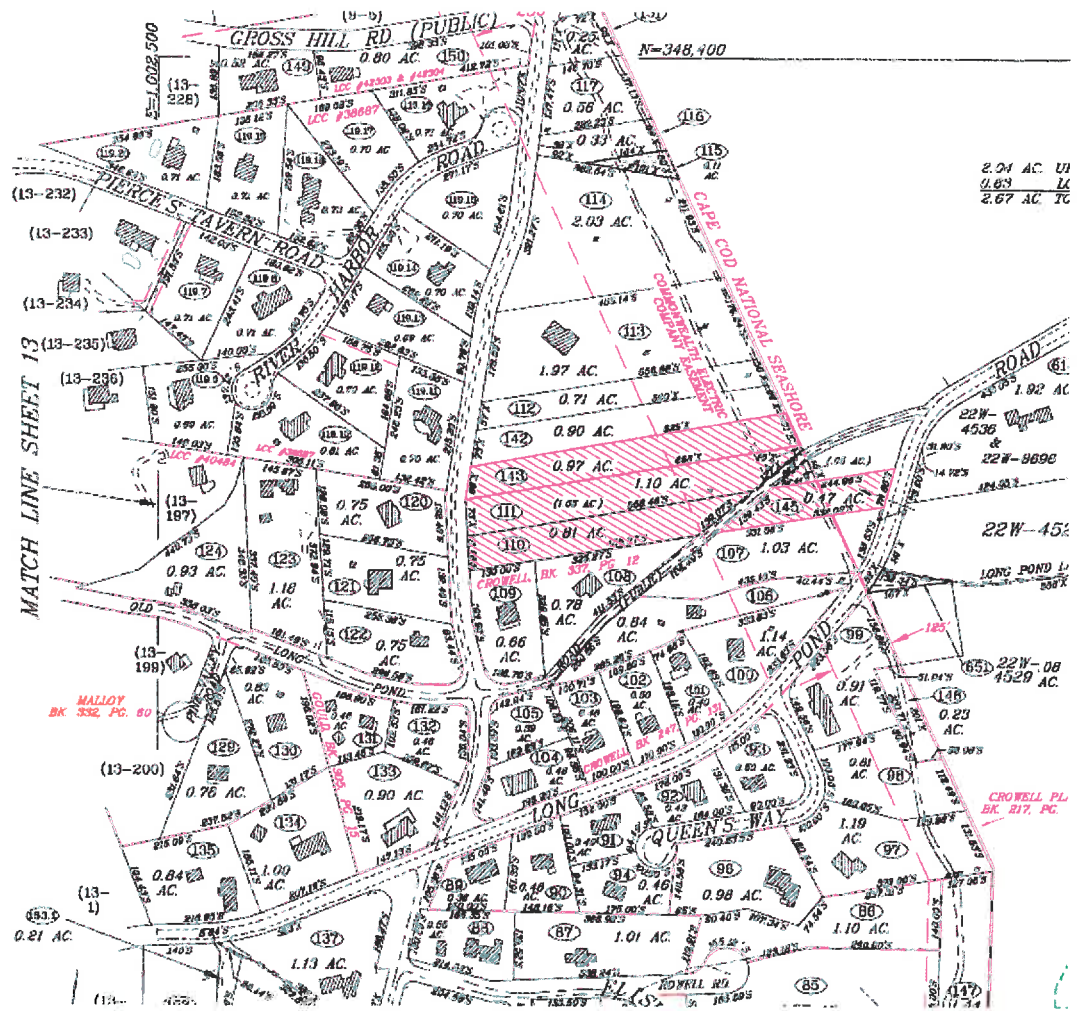
Current and Recent Projects							
Project Name	Address	Housing Type	No. of Units	Total Dev Cost	Subsidy Program	Date Complete	Reference (Town Adm)
River Road	Barnstable	Single Family Ownership	4	\$1,584,327	DHCD 40B	Under Const	Mark Ellis 508-862-4610
143 Route 6	Truro	Single Family Ownership	3	\$1,279,919	DHCD 40B	Under Const	Rae Ann Palmer 508-349-7004
Tubman Road	Brewster	Single Family Ownership	6 + 8 two phases	\$5,525,954	DHCD 40B	Under Const	Michael Embury 508-896-3701
Orchard & Quinaquisset	Mashpee	Single Family Ownership	2	\$593,849	DHCD 40B	Under Const.	Rodney Collins 508-539-1400
Old Stage Rd	Barnstable	Single Family Ownership	2	\$437,469	DHCD 40B	8/2016	Tom Lynch 508-862-4610
Rabbit Run	Eastham	Single Family Ownership	1	\$215,336	DHCD LAU	6/2016	Sheila Vanderhoef 508-240-5900
Virginia Street	Yarmouth	Single Family Ownership	6	\$1,394,278	DHCD 40B	Under Const.	William Hinchey 508-398-2231
Main Street	Chatham	Single Family Ownership	4	\$859,411	DHCD 40B	Under Const.	Jill Goldsmith 508-945-5105
Oak Street	Harwich	Single Family Ownership	7	\$1,389,121	DHCD 40B	7/2016	Christopher Clark 508-430-7513
Sesame Street	Barnstable	Single Family Ownership	2	\$486,148	DHCD 40B	7/2015	Tom Lynch 508-862-4610
Glenwood	Falmouth	Duplex Ownership	2	\$306,000	DHCD 40B	1/2015	Heather Harper 508-548-7611
Bevan Way	Orleans	Single Family Ownership	6	\$1,602,740	DHCD 40B	9/2015	John Kelly 508-240-3700
Ginger Lane	Barnstable	Single Family Ownership	1	\$160,232	LIP/LAU	5/2014	Tom Lynch 508-862-4610
Park Place	Mashpee	Single Family Ownership	2	\$266,000	DHCD 40B	4/2014	Joyce Mason 508-539-1400
Yellow Brick Road	Truro	Single Family Ownership	1	\$133,000	LIP/LAU	7/2013.	Charleen Greenhalgh 508-349-7004
Sandy Meadow Way	Eastham	Single Family Ownership	2	\$266,000	LIP/LAU	4/2013	Sheila Vanderhoef 508-240-5900
Russell Road	Mashpee	Single Family Ownership	1	\$133,000	DHCD 40B	4/2013	Joyce Mason 508-539-1400

Habitat for Humanity has an experienced development team. We have built over 100 affordable homes on the Cape. Habitat has a highly qualified Executive Director, and a strong team providing the needed support for our programs. We have a deeply experienced Director of Construction who has over three decades experience as a General Contractor building residences on the Cape and Islands before joining Habitat. Team resumes are available upon request.

Maps, Aerial View and Photographs of Neighborhood



Maps, Aerial View and Photographs of Neighborhood



Maps, Aerial View and Photographs of Neighborhood



2292 Old Kings Highway



245 Old Long Pond



2235 Old Kings Highway

Maps, Aerial View and Photographs of Neighborhood

PHOTO [05/16/2004]



2240 Old Kings Highway

PHOTO [03/09/2008]



2249 Old Kings Highway

Maps, Aerial View and Photographs of Neighborhood

PHOTO [04/29/2002]



2261 Old Kings Highway

PHOTO [03/09/2008]

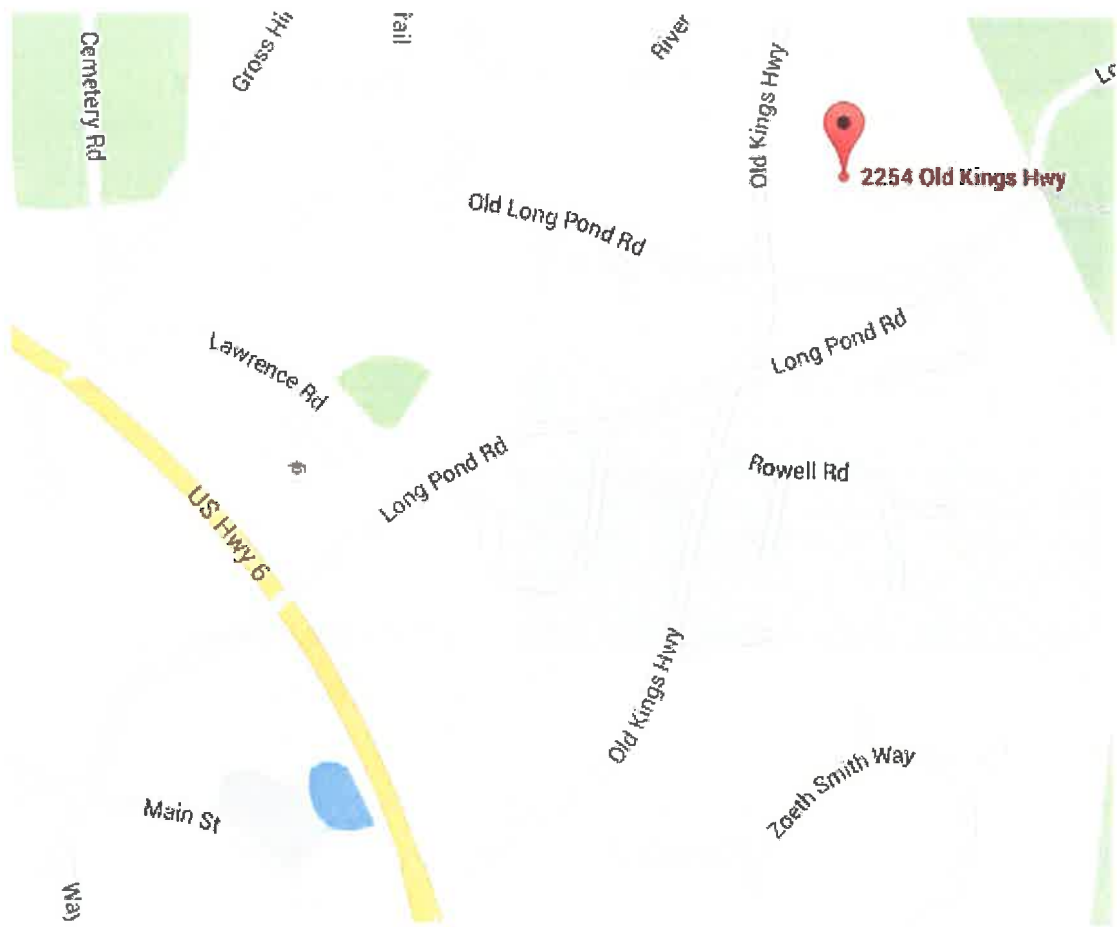


2275 Old Kings Highway

Maps, Aerial View and Photographs of Neighborhood

Directions from Boston:

- Route 93 South
- Route 3 South
- Route 6 East to Wellfleet
- Right on Lawrence Road (Fire Station on corner)
- Take Lawrence past Elementary School (on right)
- Left on Long Pond Road
- Right on Old King's Highway (dirt road)
- Site is on the right



Habitat for Humanity - Affordable Pricing Model USDA Mortgages/Wellfleet, 2018

Housing Cost:		<i>2 bedroom</i>	<i>3 bedroom</i>
Sales Price		\$133,750	\$150,000
0% Down payment		\$0	\$0
Mortgage		\$133,750	\$150,000
Interest rate		1.00%	1.00%
Amortization		33	33
Monthly P&I Payments		\$396.68	\$444.88
Tax Rate		\$7.18	\$7.18
monthly property tax		\$80	\$90
Hazard insurance		\$100	\$113
PMI		\$0	\$0
Condo/HOA fees (if applicable)		\$60	\$60
Monthly Actual Housing Cost		\$637	\$707
Necessary Income:		\$30,577	\$33,942
Household Income:			
		<i>2 bedroom</i>	<i>3 bedroom</i>
# of Bedrooms		2	3
Sample Household size		3	4
40% of Area Median Income		\$31,050	\$34,475
Target Affordable Housing Cost (25% of income to hsng cost)		\$647	\$718

Habitat for Humanity of Cape Cod Policy: pricing is set so that a household earning 40% of area median income, as adjusted for family size, can afford a home. The figure of 40% has been adopted based on past practice and experience as the number that creates an appropriate "window of affordability" and allows those families ready to take on home ownership to qualify. Below please find details on assumptions used in the calculator.

**LAND DISPOSITION AGREEMENT
BY AND BETWEEN
THE WELFLEET HOUSING AUTHORITY
AND
HABITAT FOR HUMANITY OF CAPE COD, INC.**

AGREEMENT made as of the 3rd day of May 2018 between the **WELFLEET HOUSING AUTHORITY**, a body politic created in accordance with M.G.L. c. 121B §3, with an address of 300 Main Street, Wellfleet, MA 02667 ("Housing Authority") and **HABITAT FOR HUMANITY OF CAPE COD, INC.**, a Massachusetts non-profit corporation, having its offices at 411 Main Street, Suite 6, Yarmouthport, MA 02675 ("Habitat").

WHEREAS, the Town of Wellfleet (the "Town") is transferring to the Wellfleet Housing Authority real property in Wellfleet, Barnstable County, Massachusetts, consisting of 2.83 acres of land located on Old King's Highway and shown on the Assessor's Map Sheet 16 as Parcels 110, 111, and 143 (the "Property"). The authority for the Town of Wellfleet's transfer of the Property is Article 28 of the 2008 Town Meeting held on April 28, 2008; and

WHEREAS, the Housing Authority acknowledges an objective to aid the Town in creating affordable housing that qualifies towards a state-mandated goal of having 10% of the Town's year-round housing stock affordable; and

WHEREAS, Habitat is a non-profit corporation and an affiliate of Habitat for Humanity International, engaged in the construction of homes for families in need of housing through the use of private donations of money and materials, volunteer labor and sweat equity; and

WHEREAS, the Housing Authority published *Requests For Proposals Town of Wellfleet Old Kings Highway Affordable Housing* for the conveyance of the Property and the construction of community affordable housing for 3 or 4 dwellings with a maximum of 11 bedrooms; and

WHEREAS, Habitat submitted to the Housing Authority a Response to the Housing Authority's Requests for Proposals on December 12, 2013, for the

transfer of the Property, the development and construction of the affordable homes, and the ultimate sale to Eligible Purchasers (hereinafter defined); and

WHEREAS, the Housing Authority, during its meeting of March 6, 2014, accepted Habitat's Proposal; and

WHEREAS, Habitat wishes to acquire said Property from the Housing Authority and the Housing Authority wishes to grant and convey said Property to Habitat in order for Habitat to create a development with four (4) house lots (the "Parcels") and build one Unit of single-family affordable housing on each of the Parcels (the "Project") and, upon the completion thereof, to convey each Parcel and its affordable Unit to an Eligible Purchaser; and

WHEREAS, pursuant to M.G.L. c. 40B §§20-23 (the "Act") and the final report of the Special Legislative Commission Relative to Low and Moderate Income Housing Provisions issued in April 1989, regulations have been promulgated at 760 CMR 56.00 et seq. (the "Regulations") which established the Local Initiative Program; and

WHEREAS, the Commonwealth of Massachusetts, acting by and through its Department of Housing and Community Development ("DHCD"), pursuant to Chapter 23B of the General Laws, administers the Local Initiative Program on behalf of the Commonwealth; and

WHEREAS, the Housing Authority has elected to participate in the Local Initiative Program and intends the Units of affordable housing to qualify as a "Local Initiative Project" within the Local Initiative Program ("LIP"); and

WHEREAS, upon a reliable determination of need by DHCD, the Town and the Housing Authority may request that DHCD approve a local preference for up to seventy percent (70%) of the affordable homes; and

WHEREAS, for the purposes of this Agreement, an Eligible Purchaser is herein defined as:

- (i) A family who will live regularly in the Unit as their primary residence and who are related by blood, marriage, law or who have otherwise evidenced a stable interdependent relationship. In the final lottery conducted to select a purchaser from among eligible and qualified applicants, Habitat will give preference to families whose family size requires the number of bedrooms being built, according to the criteria described in the DHCD Local Initiative Program ("LIP") guidelines.
- (ii) A family whose annual income from all sources is not more than sixty-five (65%) of the median adjusted income for the Barnstable County region known as the "Barnstable County area" as established, defined and periodically published by the U.S. Department of Housing and Urban Development.
- (iii) Conditional upon the Town and the Housing Authority's receiving Local Preference approval by DHCD, residents of the Town shall receive a preference, within the lottery process, for two of the four units. A resident of Wellfleet is defined as a household with one or more members who is/are:
 - a. currently residing in the Town of Wellfleet;
 - b. person(s) currently employed by the Town of Wellfleet (municipal government) or the Wellfleet School system or any business located in the Town; and/or
 - c. families living out of Town whose children attend school in the Town.
- (iv) And certain other qualifying characteristics related to assets and other limitations as described in detail in the Local Initiative Program Guidelines; and

WHEREAS, Habitat is proceeding with securing necessary zoning relief for the Project as locally permitted by the Wellfleet Planning Board pursuant to

Section 6.28 of the Wellfleet Bylaw or a Comprehensive Permit under M.G.L. c. 40B.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Subject to all of the terms, covenants and conditions of this Agreement, the Housing Authority covenants to grant and convey the Property, and Habitat covenants and agrees to acquire and develop the Property, complete the Project, and sell the affordable homes to Eligible Purchasers.

2. Habitat shall prepare an application for approval of the Project as a LIP in order for the Units to be counted within the Town's year-round affordable housing stock.

3. Habitat shall submit the LIP application to DHCD for its review and approval. The Housing Authority shall support the application and do other work, on an as-needed basis, to facilitate the acceptance of the Project as a LIP by DHCD.

4. It is presently contemplated by the parties that the Property and the Project will require zoning relief. To that end, Habitat with the support of the Housing Authority contemplates obtaining the required permit either by making application for a Special Permit to the Wellfleet Planning Board pursuant to Section 6.28 of the Wellfleet Zoning By-law or making application for a Comprehensive Permit to the Wellfleet Zoning Board of Appeals under the provisions of M.G.L. c. 40B in order to qualify as a Local Initiative Project and proceed to the building permit stage of the Project.

5. In consultation with the Housing Authority, Habitat shall prepare an application for either the Special Permit or the Comprehensive Permit complete with the required plans and supporting material and shall submit the application to the Planning Board or the Zoning Board of Appeals, as the case may be. The

Housing Authority shall support the application, participate in the public hearings, if need be, and do other work to facilitate the issuance of the Special Permit or Comprehensive Permit, provided, however, the Housing Authority shall not be required to engage or pay for professionals or consultants in connection herewith

6. As part of the Application for the Special Permit or the Comprehensive Permit, Habitat shall submit plans for construction of each unit generally consistent with the design of other housing built by Habitat on Cape Cod and the plans submitted in Habitat's Response to the Housing Authority's Request for Proposal.

7. Upon the issuance of either permit referenced above and the expiration of the appeal period with no appeals filed, and of the issuance of other required permits and approvals from other regulatory authorities excepting the building permits ("Project Permitting"), the Housing Authority, within thirty (30) days of the expiration of such appeal period with no appeals filed, shall execute and deliver a deed of the Property conveying good and marketable title to Habitat in a form substantially the same in form and substance as the deed attached to this Land Disposition Agreement as Exhibit B, subject only to those encumbrances set forth on Exhibit C. Attached to said deed and incorporated therein will be an Affordable Housing Deed Rider assuring the units will be affordable in perpetuity and substantially the same in form and substance as the Affordable Housing Restriction Rider attached to this Land Disposition Agreement as Exhibit A. In the event that such Project Permitting (with the expiration of such appeal period with no appeals filed) has not been obtained on or before two (2) years from the date of this Agreement, this Agreement shall be void without recourse to the parties hereto and all other obligations of the parties hereto shall cease.

In the event an appeal is filed upon issuance of such Project Permitting with no resolution of such appeal on or before two years from the date of this Agreement, Habitat, upon notice to the Housing Authority, may extend the date for delivery of the deed for up to an additional three years from the date of this Agreement, in which event, the Housing Authority shall execute and deliver a

deed to the Property to Habitat within 30 days of resolution of such appeal. In the event there is no resolution of such appeal within such additional three years, this Agreement shall be void without recourse to the parties hereto and all other obligations of the parties hereto shall cease.

8. Habitat in its sole discretion may elect to waive the requirements of obtaining the Project Permitting referenced in paragraph 7, in which event it shall provide written notice to the Housing Authority on or before the expiration of such two year time period or any extension thereof; in which event the Housing Authority shall execute and deliver a deed of the Property to Habitat within thirty (30) days of such notice.

9. Upon the execution and delivery of the Deed, Habitat shall prepare and submit to the Town's Building Inspector an application for issuance of a building permit for the construction of each Unit. Such application shall include all information required for the issuance of the building permits for such construction by the Town's Building Inspector.

10. Habitat shall proceed to select Eligible Purchasers for each Unit in accordance with Habitat's established procedure at a sale price consistent with the DHCD's LIP and this Agreement. Habitat shall comply with DHCD's Affirmative Fair Marketing requirements, and may, at its discretion, further publicize this opportunity through schools, churches, businesses, posters and any other means.

11. Habitat shall provide documentation of eligibility of the successful applicants to DHCD, or its designated monitory agency, upon its request.

12. Upon receipt of the building permits, Habitat shall proceed without unnecessary delay to build each Unit in accordance with the plans approved by the Planning Board in its Special Permit or the Board of Appeals in its Comprehensive Permit. Habitat agrees to finance and oversee the construction

of four single-family dwellings for sale only to Eligible Purchasers, as that term is defined herein.

13. Habitat will complete construction of the Units no later than three (3) years after it takes title to the Parcels. For purposes of this Agreement, Habitat will be deemed to have completed construction upon obtaining Certificates of Occupancy for the Units.

14. Upon completion of the construction of the Units and the issuance of Certificates of Occupancy for the Units, Habitat shall convey the Parcels and Units to the Eligible Purchasers identified to and accepted by DHCD. The deed to an Eligible Purchaser shall include an Affordable Housing Deed Rider in the form approved by DHCD ensuring that the Parcel will stay affordable in perpetuity. The Resale Restrictions contained in the Affordable Housing Deed Rider which encumbers the Parcels pursuant to the requirements of this Agreement is an affordable housing restriction as that term is defined in M.G.L. c. 184, §31 and as that term is used in M.G.L. c. 184, §§26, 31, 32 and 17. Such Resale Restrictions shall be for the benefit of the Town and DHCD and the Town and DHCD shall be deemed to be holders of the affordable housing restriction created by the Resale Restrictions in said Rider.

15. The Property shall be conveyed to Habitat subject to a Condition Subsequent, reserving to the Housing Authority a Right of Entry, which the Housing Authority may exercise with respect to any Parcel if Habitat fails to complete construction of the Unit on the Parcel and convey the Parcel to an Eligible Purchaser within three (3) years from delivery of the Deed of the Property. After at least sixty (60) days prior written notice from the Housing Authority to Habitat notifying Habitat of the Housing Authority's decision to exercise its Right of Entry as to any of the Parcels, Habitat shall convey such Parcel, all improvements thereon and any common interest in the Property to the Housing Authority, and the Housing Authority shall reimburse Habitat for any expenditures made for the improvement of the sale or other use of the Parcel or Parcels; provided however, that if Habitat's performance under this agreement is delayed by reason of any cause over which Habitat has no control, its time for

performance shall be extended for a period equal to the period of such delay. The Housing Authority's Right of Entry shall be deemed released upon the recording of the deed with an Affordable Housing Restriction Rider attached from Habitat to the Eligible Purchaser.

16. Habitat agrees that, during the time it holds title to the Property, if the Parcels, the Units or any part thereof shall be damaged or destroyed, Habitat will use its best efforts to repair and restore them to substantially the same condition as existed prior to the event causing such damage or destruction, and thereafter to operate in accordance with the terms of this Agreement. To that end, Habitat agrees that upon receipt of the building permits for the construction of the Units or immediately thereafter:

- a. Habitat shall pay for and maintain, at its own cost and expense, "Builder's Risk" insurance or "course of construction" insurance or any other insurance that provides coverage to the work in progress during the course of construction. It is Habitat's express responsibility to insure the buildings, fixtures, and all work in progress against damage by fire or casualty, and to keep same insured during the time it holds title to the Property.
- b. Habitat, at its own cost and expense, shall also provide and maintain, comprehensive general liability insurance having a minimum per occurrence limit of One Million Dollars and no cents (\$1,000,000.00) against all claims which may be brought for bodily injury, death or damage to property; and
- c. Habitat shall also require any and all of its contractors and sub-contractors to provide and maintain Workers' Compensation Insurance or insurance required by similar employee benefit acts as well as comprehensive general liability insurance having a minimum per occurrence limit of Five Hundred Thousand Dollars and no cents (\$500,000.00) against all claims which may be brought for property damage, personal injury or death of

their employees, and, should Habitat have any employees of its own, also provide and maintain such insurance for those employees.

17. All notices to be given pursuant to the Agreement shall be in writing and shall be deemed given when delivered by hand or when mailed by certified or registered mail, postage prepaid return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate by written notice:

Housing Authority: Wellfleet Housing Authority
300 Main Street
Wellfleet, MA 02667

with a copy to: Peter L. Freeman, Esq.
Freeman Law Group LLC
86 Willow Street
Yarmouthport, MA 02675

Habitat: Habitat for Humanity of Cape Cod, Inc.
411 Main Street, Suite 6
Yarmouthport, MA 02675

With a copy to: Kate Mitchell, Esq.
761 Main Street
P.O. Box 160
West Barnstable, MA 02668

18. Except as specifically set forth in this Agreement, the Housing Authority assumes no responsibility or obligation for the development of the Property by Habitat, Habitat agrees to undertake its obligations hereunder at its sole cost and expense, and Habitat hereby agrees to indemnify and hold harmless the Housing Authority from any loss or damage arising from the development of the Property.

19. This Agreement shall be governed by the laws of the Commonwealth of Massachusetts. Any amendments to this Agreement must be in writing and executed by all the parties hereto. The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions hereto.

Land Disposition Agreement
Re: Old King's Highway, Wellfleet
Wellfleet Housing Authority and
Habitat of Humanity of Cape Cod, Inc.
Page 10 of 11

IN WITNESS WHEREOF the parties have executed this Agreement as of
the date first written above.

WELLFLEET HOUSING AUTHORITY

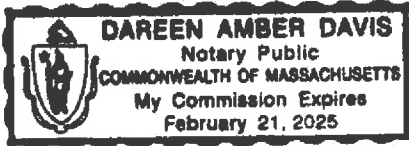
By: Elaine McIlroy
Chair WHA, duly authorized

**HABITAT FOR HUMANITY OF CAPE
COD, INC.**

By: Victoria Goldsmith
Victoria Goldsmith, Executive Director

COMMONWEALTH OF MASSACHUSETTS
County of Barnstable

On this 04 day of May 2018, before me, the undersigned notary public, personally appeared Claine McIlroy of the Wellfleet Housing Authority, and proved to me through satisfactory evidence of identification, which was personal knowledge (source of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that it is the free act and deed of the Wellfleet Housing Authority, for its stated purpose.



Dareen Amber Davis

Notary Public
My Commission Expires: February 21 2025

COMMONWEALTH OF MASSACHUSETTS
County of Barnstable

On this 3 day of May 2018, before me, the undersigned notary public, personally appeared Victoria Goldsmith, Executive Director of Habitat for Humanity of Cape Cod, Inc. and proved to me through satisfactory evidence of identification, which was personally known to me (source of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that it is the free act and deed of the Habitat for Humanity of Cape Cod, Inc., for its stated purpose.

Mary E. Campbell

Notary Public
My Commission Expires: 11/14/19

EXHIBIT A – Affordable Housing Deed Rider
EXHIBIT B – Deed
EXHIBIT C – Permitted Encumbrances



MARY E. CAMPBELL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 14, 2019

MARKETING PLAN FOR HOMEOWNERSHIP APPLICANTS

Time period: Application deadline shall be at least 60 days from the announcement of availability of applications. Marketing for these homes is scheduled so that purchasers are selected in time to participate, alongside volunteers, in the building of their homes.

Notice of application availability and public workshops:

- Notice of application availability and public information workshops sent to all persons who have requested information about our application process in the last 12 months
- Notices sent to area newspapers: The Cape Cod Times (regional paper), and any other weekly or daily serving the Town where the new homes will be located.
- Two advertisements in regional newspaper (Cape Cod Times)
- Public Service Announcements to local radio stations and local access cable TV
- Notices and fliers sent to Local Town Hall and local Chamber of Commerce
- Notices and fliers sent to churches in the Town and surrounding Towns
- Notices and fliers sent to area housing and social service agencies, and organizations serving the Cape's minority population, including:

Multi-Cultural Development Committee of Cape Cod Community College
NAACP

Housing Assistance Corporation — Cape Home Ownership Center

Cape Cod Child Development (Head Start Programs)

Cape Cod Council of Churches

Community Action Council

Area Housing Authorities

Area Town Halls

Additional service and charitable agencies serving low-income as may be identified

- Posting, as required on MAHA and CHAPA websites, Massachusetts Housing Authority (MAHA) website: <http://www.massaffordablehomes.org/default.aspx> and the Citizen's Housing and Planning Association: <http://www.chapa.org/>.
- Fliers distributed through the town's Elementary and Middle Public Schools, as allowed by the Superintendent
- At least two public information sessions are held in the town to inform and assist potential applicants
- Applications will be available at one accessible Town location as well as from Habitat's office.

LOTTERY PLAN

The lottery process will conform to standards consistent with the requirements of the Department of Housing and Community Development's (DHCD) Local Initiative Program (LIP).

Habitat will pre-qualify candidates according to its established criteria and then conduct the lottery, which will not be public but which will be monitored by a representative of Housing Assistance Corporation (HAC) or any alternate monitoring agency as may be designated by DCHD, and acceptable to the Town. Post-lottery, before notification of lottery winners, the eligibility and qualifications of lottery winners will be certified by monitoring agent. HHCC Board of Directors (as Lender) will do final certification of the results.

Local preference: If approved by DCHD there will be local preference pool for the lottery for up to 70% of the homes. The definition of local resident will be in conformance with DHCD's Affirmative Fair Marketing Plan and will include households currently living in Town, households with a member employed by a local business or the municipality or school district, or with a household member attending public school in the Town. In conformance with DCHD standards, no more than 70% of the units for this project may receive a local preference. The applicant pool for the remaining home shall be OPEN meaning there will be no local preference in the application selection for homes in this pool. Per previous agreement with DHCD, for all homes, eligible qualified applicants who live or work in the 15-Town service area (Barnstable County) of Habitat for Humanity of Cape Cod shall receive a preference over those who do not.

Household size/bedroom size: There will be a preference system within the selection process for households that will utilize all bedrooms of their home, with at least one person to a bedroom, with couples presumed to share a bedroom unless medical documentation is presented to demonstrate a true need for separate bedrooms. If there is no household of number/composition to fill all bedrooms, the earliest selection in the lottery of the size household that would fill all but one, will be given the opportunity to select a larger house size, and so on.

REFERENCES:

- 1) PLAN BOOK 624 PAGE 12
MAP 1-G PARCEL 110
- 2) ZONING
WELLFLEET HOUSING AUTHORITY
2010 BOOK 1-0001 PAGE 230
2010 BOOK 1-0040 PAGE 230
2010 BOOK 1-0015 PAGE 245
- 3) TOTAL AREA
123,326 S.F. ±
- 4) ZONING CLASSIFICATION
RESIDENTIAL - 1
MINIMUM LOT SIZE
30,000 S.F. ±
MINIMUM FRONTAGE
135 FEET
FRONT YARD SETBACK
30 FEET
SIDE YARD SETBACK
23 FEET
REAR YARD SETBACK
30 FEET
BUILDING COVERAGE
15%
- 5) LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE MAP COMMUNITY PANEL # 2500-100343
- 6) LOCUS FALLS WITHIN THE NATURAL HERITAGE AND ENHANCED SPECIES PROTECTION INTEREST AREAS OF ESTIMATED HABITATS OF RARE SPECIES AND PRIORITY HABITATS OF RARE SPECIES

SITE USAGE CALCULATIONS:

BUILDINGS	5,407 SF ± (4.1%)
PAVEMENT/PARKING	10,245 SF ± (8.3%)
USABLE OPEN SPACE	49,630 SF ± (40.4%)
USABLE OPEN SPACE	57,244 SF ± (47.0%)
TOTAL SITE AREA	123,326 SF ±

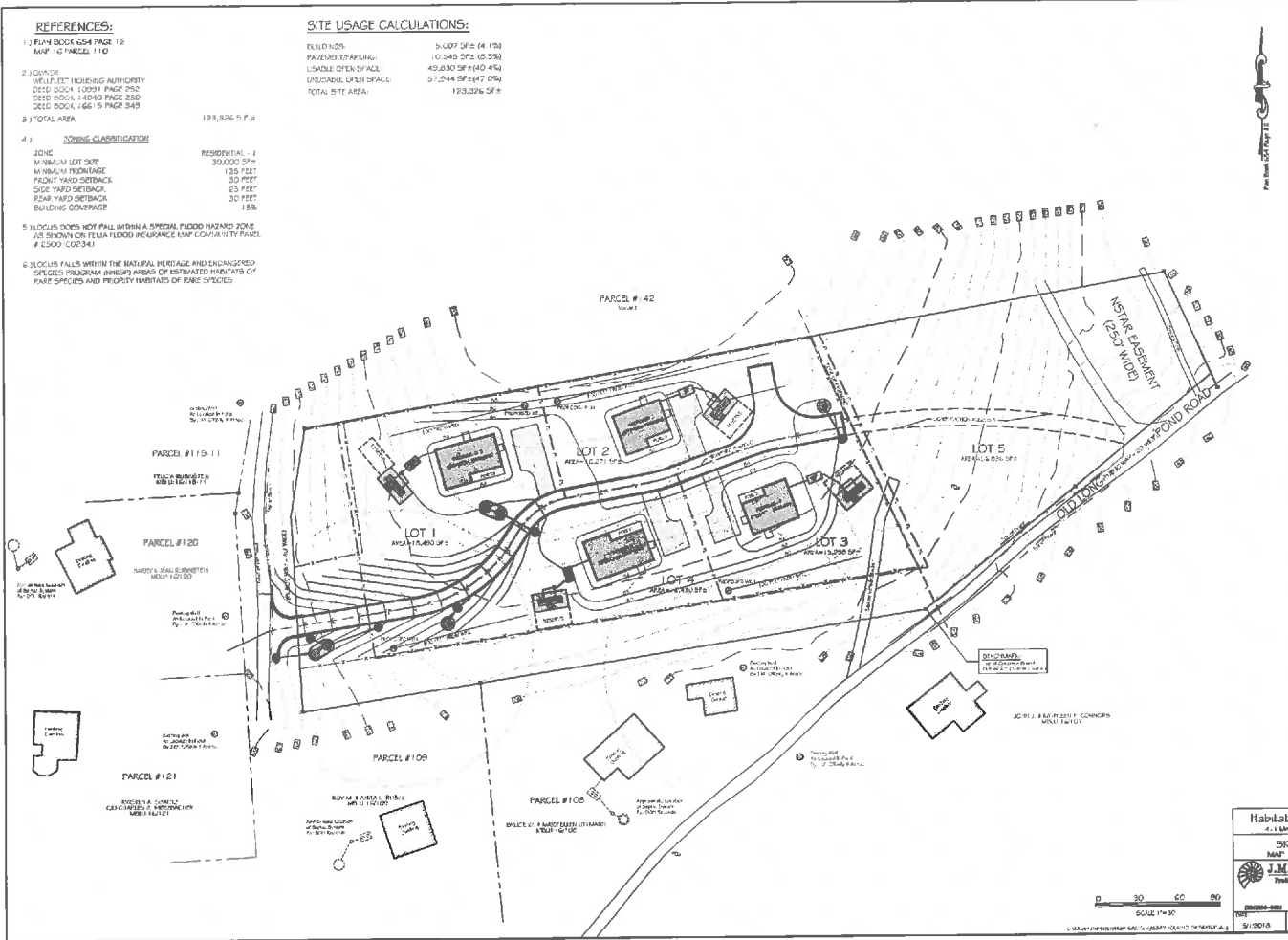


PLAN BOOK 624
REFERENCE MAP 1-G

PAGE 12
PARCEL 110

LEGEND

- EXISTING CONDUIT
- PROPOSED CONDUIT
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- WATER SERVICE LINE
- SEWERAGE LINE / SEWERAGE
- UNDERGROUND UTILITY SERVICE
- DAY POND / DAY
- 15' FLOOD PROTECTION ELEVATION
- SEWER MAIN
- DISTRIBUTION MAIN
- SOIL ADDITION / SOIL SYSTEM
- FLOOR JOIST FOR FUTURE
- GRASS
- PAVEMENT
- CONCRETE
- WELL
- STORMAGE STRUCTURE
- CONCRETE BOARD / BOARD
- TOP OF SOIL
- LIMIT OF SLOPE
- FIELD
- EDGE OF CLEARING



Habitat for Humanity of Cape Cod
4-11 BROAD ST., SUITE 2, WENDELL, MA 01987
SKETCH PLAN FOR 4 HOMES
MAP 1-G PARCEL 110, WELFLEET, MA

J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Land Surveying Services

1070 High Street - Suite 14
Wenham, MA 01985
Tel: 978-339-1111 Fax: 978-339-1112
www.jmoa.com

DATE: 08/20/14
SCALE: 1"=30'

PROJECT: 14-001
SHEET: 1 OF 1
DATE: 08/20/14

**WELLFLEET, MASSACHUSETTS
Local Initiative Program Application
Old Kings Highway Community Housing**

**Habitat for Humanity of Cape Cod, Inc.
May 8, 2018**

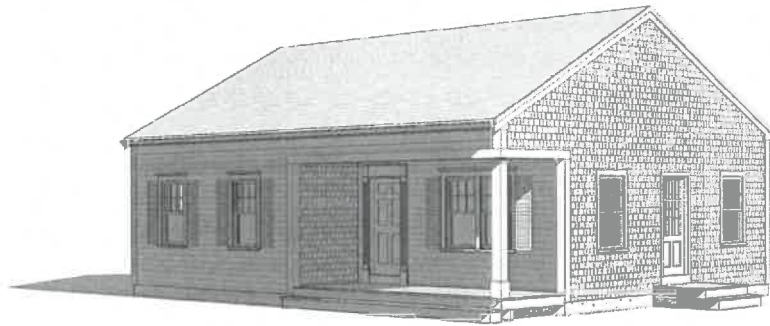
ARCHITECTURAL PLANS and TABULATION

Attached please find preliminary architectural drawings, including sample elevations and floor plans for a 2 bedroom ranch home and a 3 bedroom ranch home.

Please note that these are samples. Habitat for Humanity amends this basic plan depending on the driveway location (driveway location dictates whether a ranch home would have the entry porch on the left or the right). The plans also indicate solar panels, as some Habitat builds include panels. Solar panels are installed depending on site specific details, such as shade factor and home orientation, as well as whether there is funding available. If installed, solar panels are on the southern roof plane. Depiction on these plans is simply for illustration purposes.

	Lot Area	# of Bedrooms	# of Bathrooms	Gross Square Footage	# of Parking Spaces
Lot 1	18,490	3	1.5	1,280	2
Lot 2	16,271	2	1	972	2
Lot 3	15,298	2	1	972	2
Lot 4	16,430	3	1.5	1,280	2
Lot 5	56,836	Open Space and Buffer			

2-BR RANCH FOR
HABITAT FOR HUMANITY OF CAPE COD



ARCHITECTS

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.

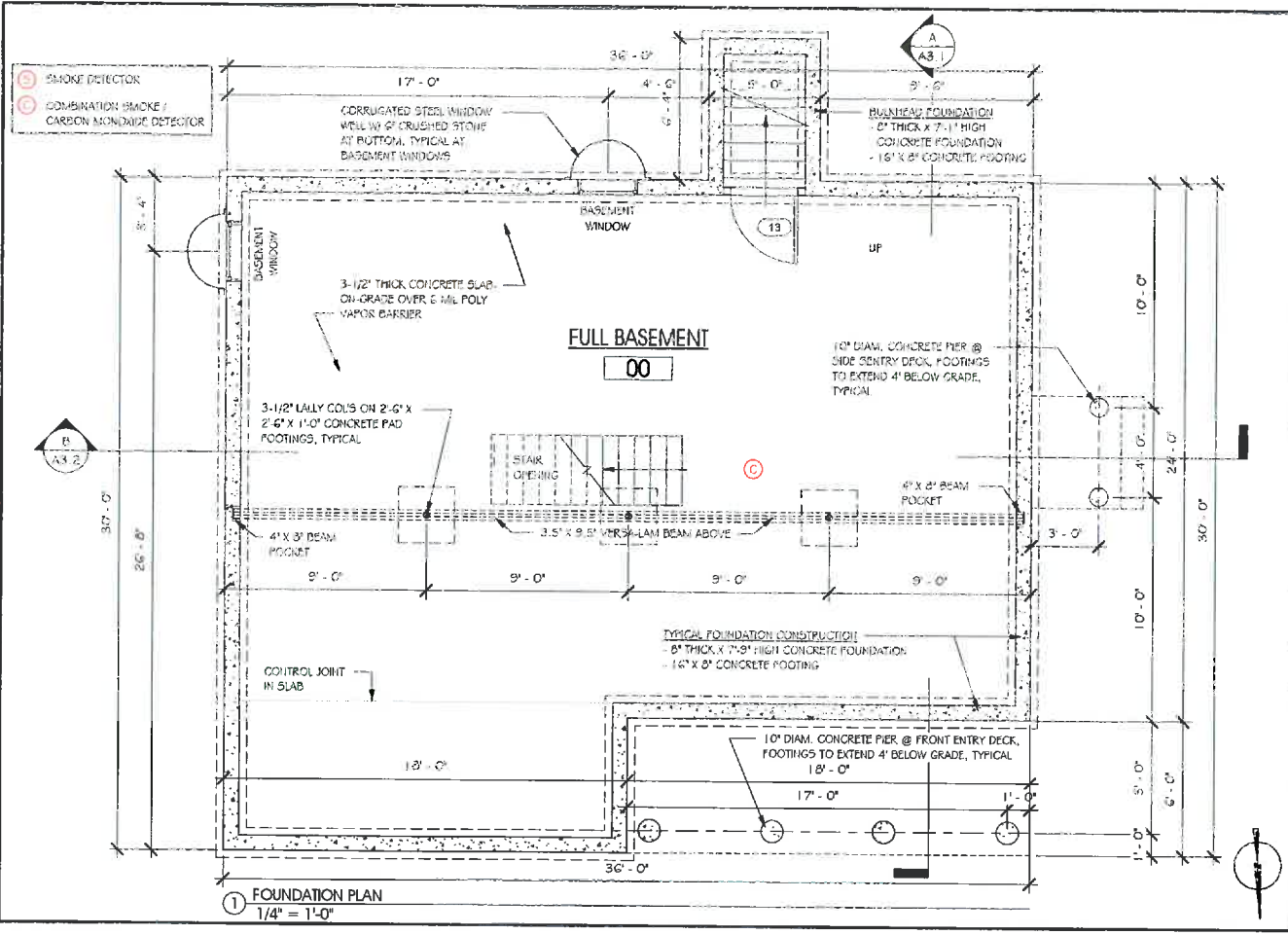
203 WILLOW STREET SUITE A
YARMOUTHPORT, MA. 02675

93B COURT STREET, UNIT 22
PLYMOUTH, MA. 02360

TEL. (508) 362-8382
WWW.CAPEARCHITECTS.COM

ISSUED FOR REVIEW
06. 13. 2017

(1/4"=1'-0") FOUNDATION PLAN
 H:\Current Files\2013\20130101\20130101.dwg



- (S) SMOKE DETECTOR
- (C) COMBINATION SMOKE / CARBON MONOXIDE DETECTOR

1 FOUNDATION PLAN
 1/4" = 1'-0"

<p> BROWN LINEGAUST FERRECCO & RAER ARCHITECTS, INC. 200 WILLOW STREET, SUITE A BOSTON, MASSACHUSETTS 02114 TEL: 617.552.4400 FAX: 617.552.4402 </p>	<p> 2-BR RANCH FOR HABITAT FOR HUMANITY OF CAPE COD LOT #3 ON 93 & 97 MAIN STREET HARWICH, MA </p>
<p> TITLE: FOUNDATION PLAN </p>	
<p> DATE ISSUED: 01.12.2017 </p>	
<p> REVISIONS: </p>	
<p> DRAWN BY: </p>	
<p> DRAWING NO.: A1.0 </p>	

STAMP:

BROWN LINDQUIST FERRUCIO & TAUBER ARCHITECTS, INC.
 200 WILLOW STREET, SUITE A
 WARRINGBORO, MA 02335
 PH: 508-360-3332
 FAX: 508-360-3620

2-BR RANCH FOR HABITAT FOR HUMANITY OF CAPE COD

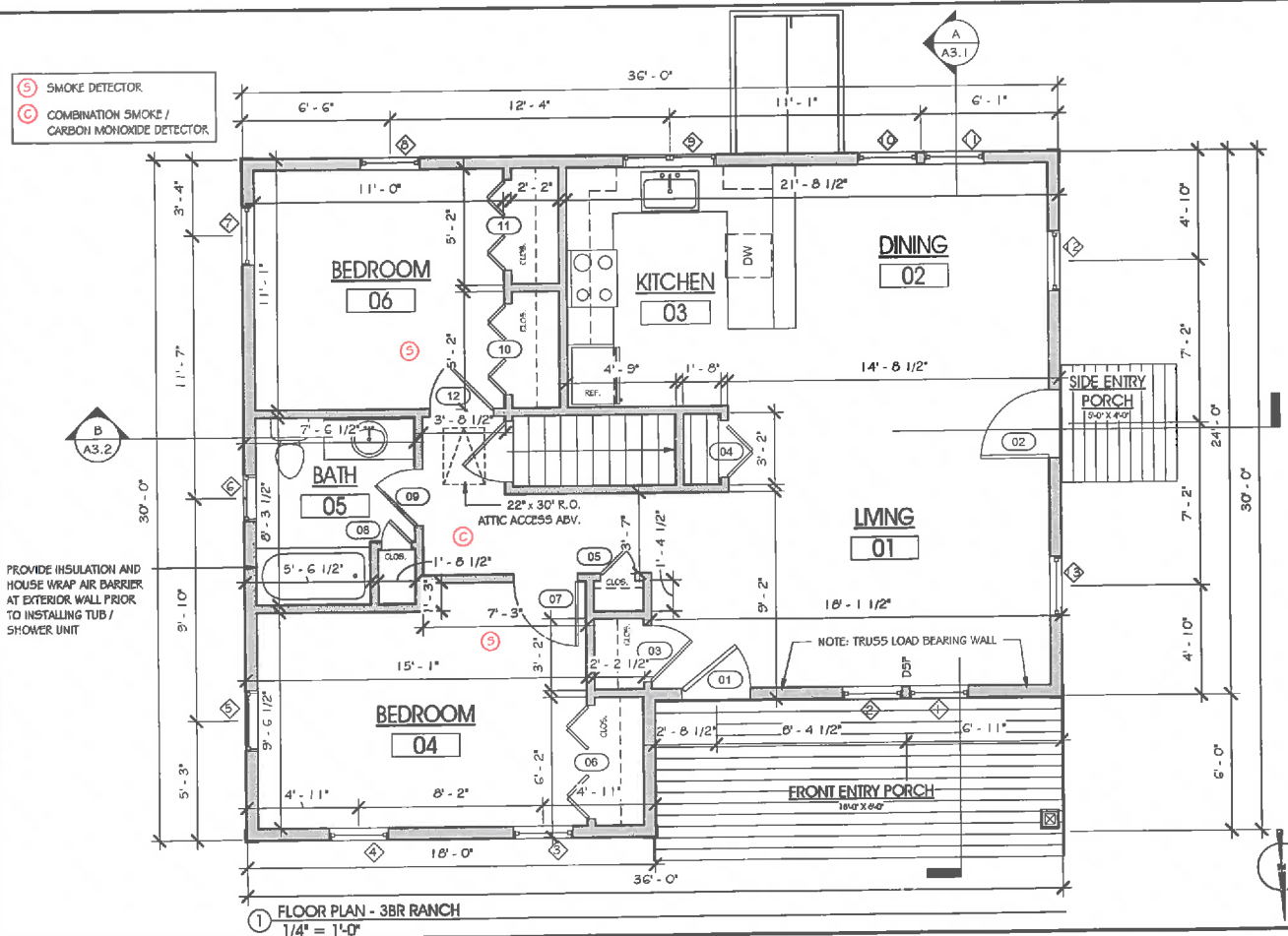
TITLE: **FIRST FLOOR PLAN**

DATE ISSUED: 06.13.2017

REVISIONS:

DRAWN BY:

DRAWING NO.: **A1.1**

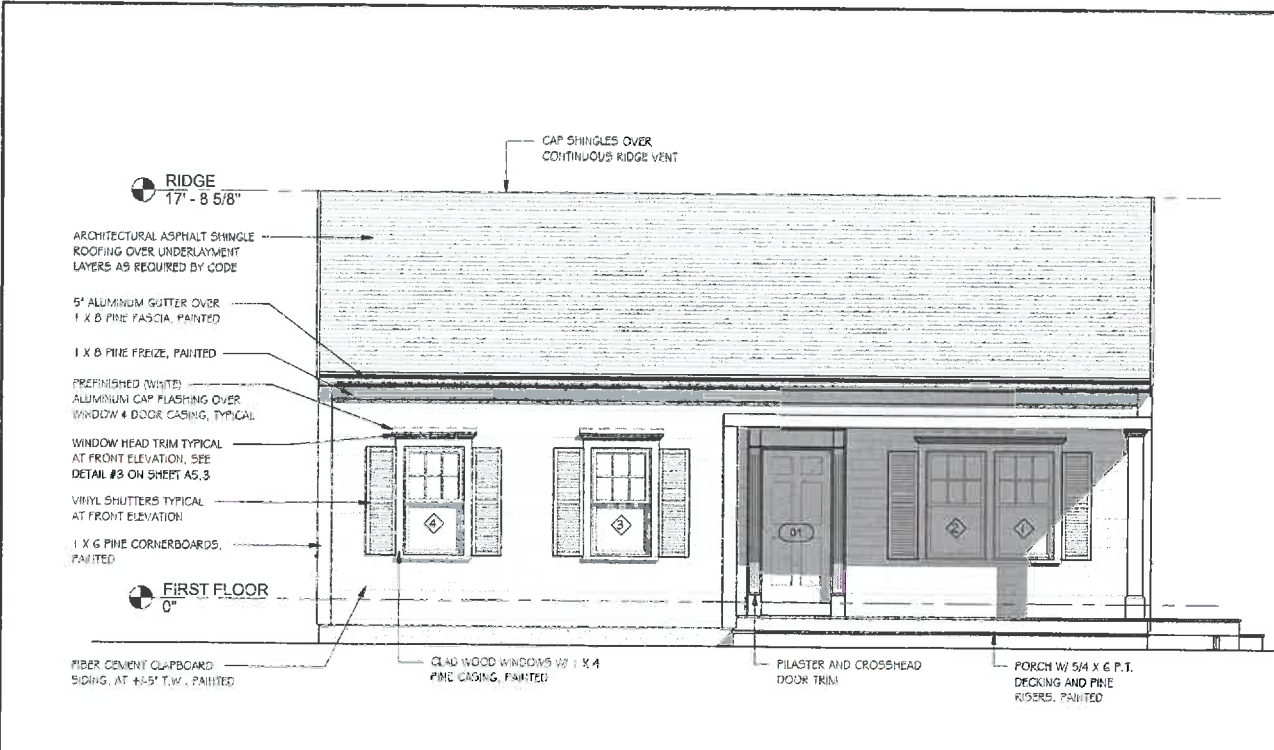


6/16/2017 10:48:42 AM
 H:\Current Projects\Comm\2017\2017 Habitat for Humanity of CC - 13 71 Main St, Warringboro\2BR_Ranch_2BR_Ranch.rvt

PROVIDE INSULATION AND HOUSE WRAP AIR BARRIER AT EXTERIOR WALL PRIOR TO INSTALLING TUB / SHOWER UNIT

1 FLOOR PLAN - 2BR RANCH
 1/4" = 1'-0"

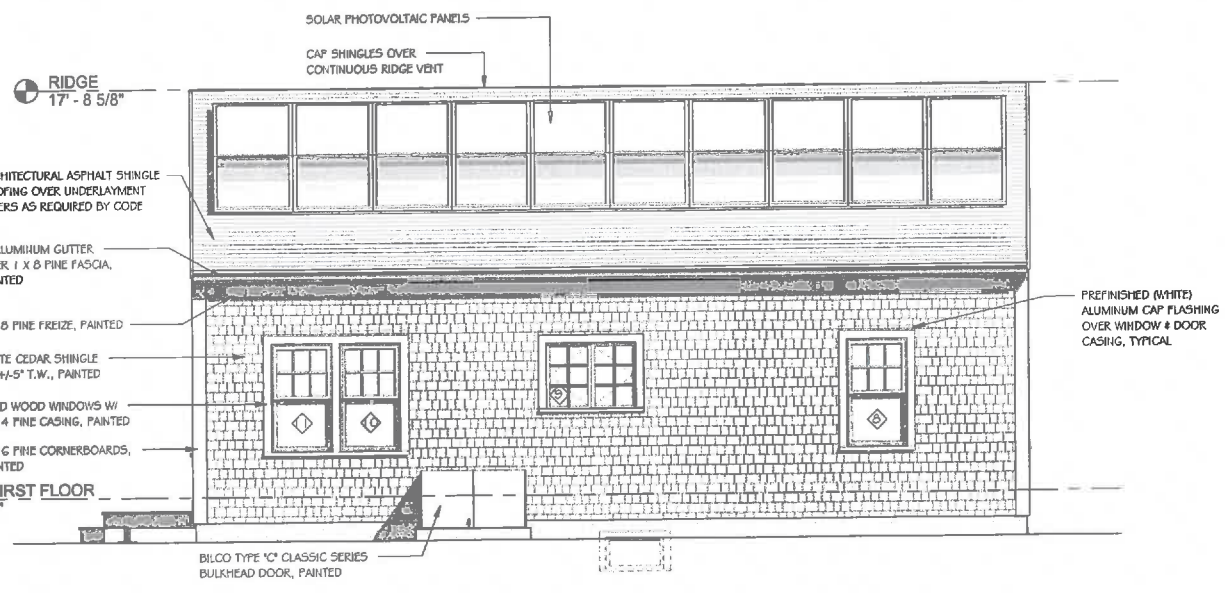
A110017 2017.04.01
 P:\Current\Projects\2017\20170401\20170401.dwg, 1/16/17, 10:45:38 AM, 1/16/17



① FRONT ELEVATION
 1/4" = 1'-0"

<p> ARCHITECT BROWN LINDQUIST FENWOOD & FABER ARCHITECTS, INC. 303 WILLOW STREET, SUITE A ANNAPOLIS, MARYLAND 21403 410.291.1824 www.brownlindquist.com </p>	<p> STAIRS 2-BR RANCH FOR HABITAT FOR HUMANITY OF CAPE COD DATE ISSUED: 04.13.2017 ARCHITECTS: DRAWN BY: DRAWING NO.: A2.1 </p>
--	---

6/16/2017 9:08:48 AM
 H:\Current Projects\2017\Habitat for Humanity of CC - 43 - 47 Main St. - 2BR Ranch.dwg, 10/29/17, Jomari, 2BR Ranch.rvt



1 REAR ELEVATION
 1/4" = 1'-0"

STAMP:

BROWN LINDQUIST FENICCO & DAUER ARCHITECTS, INC.
 203 WILLOW STREET, SUITE A
 WAREHOUSES, MA 02475
 PH: 603-865-5192
 FAX: 603-865-2828

2-BR RANCH FOR HABITAT FOR HUMANITY OF CAPE COD

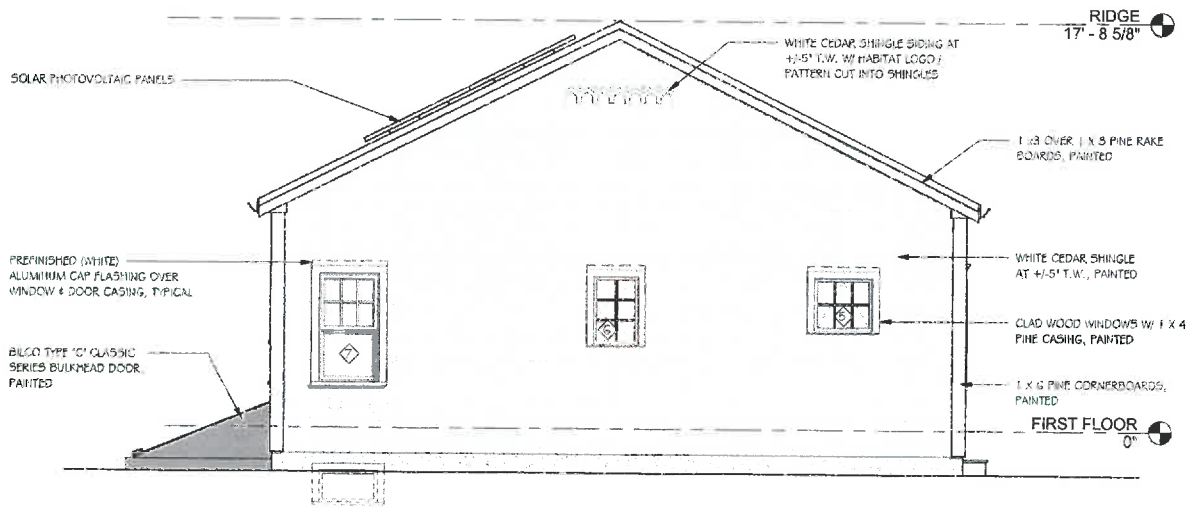
TITLE:
REAR ELEVATION

DATE ISSUED: 04.13.2017

REVISIONS:

DRAWN BY:

DRAWING NO.:
A2.2

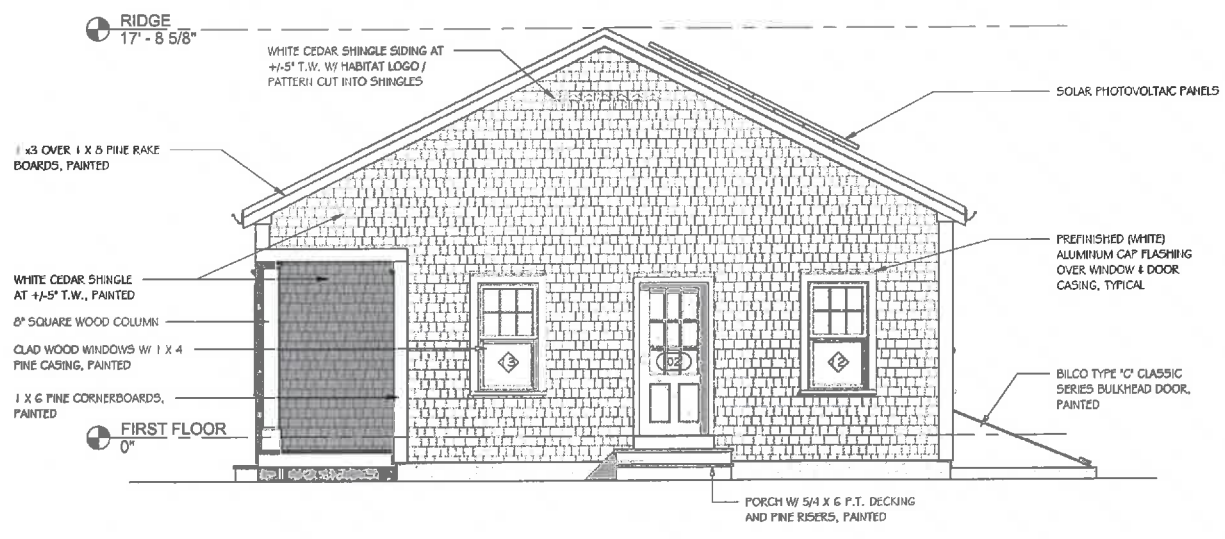


① RIGHT SIDE ELEVATION
1/4" = 1'-0"

4/14/2017 10:55:50 AM
 H:\Users\jacob@brownlingquist.com\My Documents\Projects\Current\Drawings\2017\2017-04-14\2017-04-14.dwg

BROWN LINGQUIST FENICCO & BABER ARCHITECTS, INC. 204 RIVERVIEW DRIVE, SUITE 100 FORT WORTH, TEXAS 76102 TEL: 817.335.1111 FAX: 817.335.1112
2-BR RANCH FOR HABITAT FOR HUMANITY OF CAPE COD
TITLE: RIGHT SIDE ELEVATION
DATE REVISED: 04.13.2017
REVISIONS:
DRAWING NO.: A2.3

4/14/2017 9:08:33 AM
 P:\Drawing\Projects\Comm\2017\2017 Habitat for Humanity\2017 Habitat for Humanity.dwg, 10/20/17, 10/20/17, 2017 Habitat for Humanity



① LEFT SIDE ELEVATION
 1/4" = 1'-0"

STAMP:

BROWN, LINCOLNIST, FANUCCIO & DABER ARCHITECTS, INC.
 203 WILLOW STREET, SUITE A
 WYOMINGPORT, MA 02095
 508-548-3302
 FAX: 508-548-3302

2-BR RANCH FOR HABITAT FOR HUMANITY OF CAPE COD

TITLE: **LEFT SIDE ELEVATION**

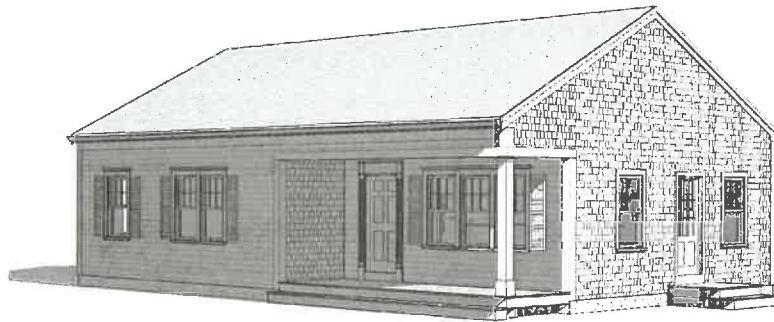
DATE ISSUED: 06.15.2017

REVISIONS:

DRAWN BY:

DRAWING NO.: **A2.4**

3-BR RANCH FOR
HABITAT FOR HUMANITY OF CAPE COD



ARCHITECTS

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.

203 WILLOW STREET SUITE A
YARMOUTHPORT, MA. 02675

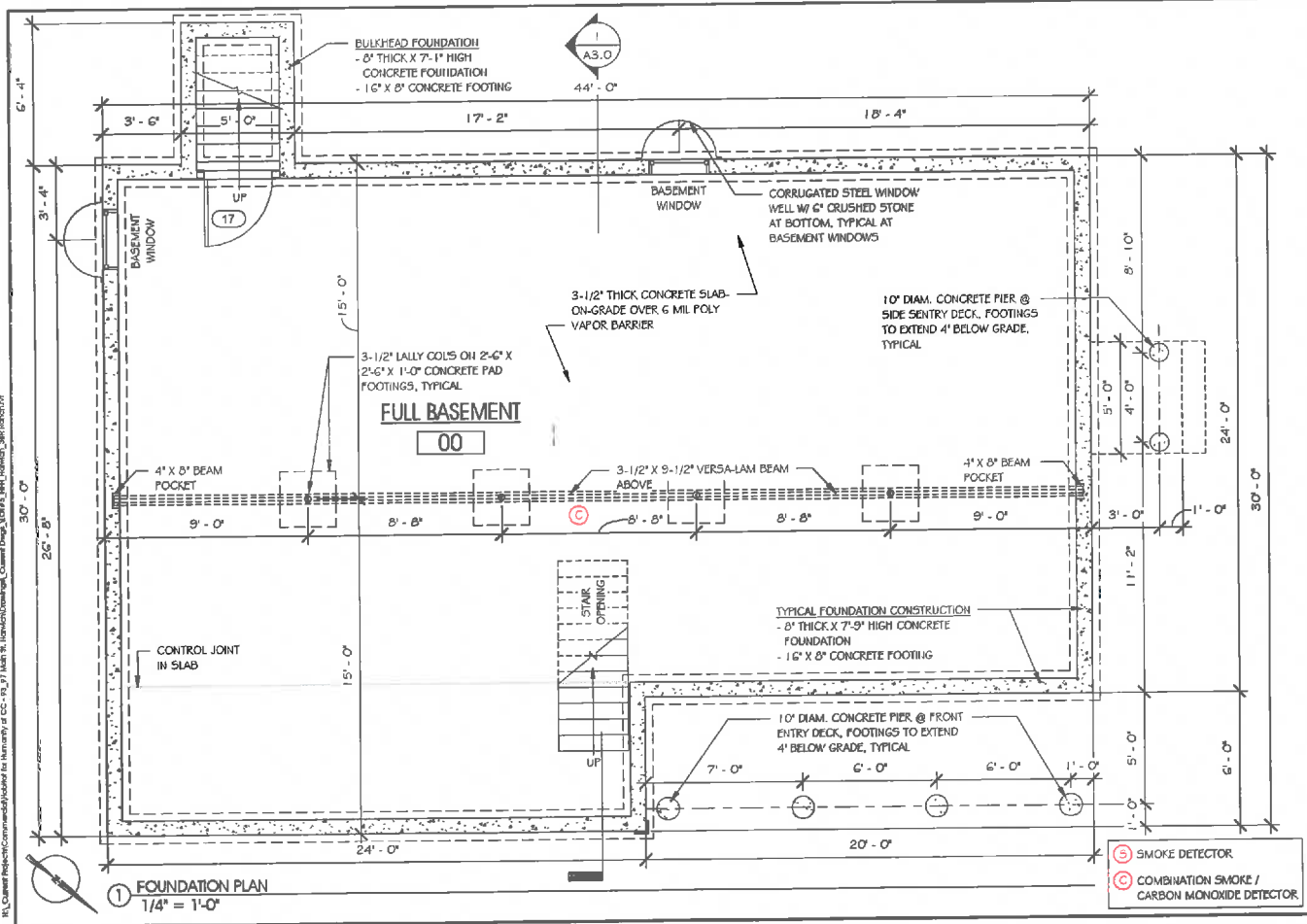
93B COURT STREET, UNIT 22
PLYMOUTH, MA. 02360

TEL. (508) 362-8382
WWW.CAPEARCHITECTS.COM

ISSUED FOR REVIEW

06.13.2017

4/14/2017 8:07:17 AM
 R:_Current Projects\Comm\3rd\Habitat for Humanity of CC - PB_17_Habitat_Homeless\Drawings\Basement_SPH_Homes_SPH\Basement.rvt



1 FOUNDATION PLAN
 1/4" = 1'-0"

- (S) SMOKE DETECTOR
- (C) COMBINATION SMOKE / CARBON MONOXIDE DETECTOR

STAMP:

BROWN LINCOLNIST FENICCO & RABER ARCHITECTS, INC.
 233 WILLOW STREET, SUITE A
 WARDENBORO, MA 02775
 PH: 508-362-8302
 FAX: 508-362-3251

3-BR RANCH FOR HABITAT FOR HUMANITY OF CAPE COD

FOUNDATION PLAN

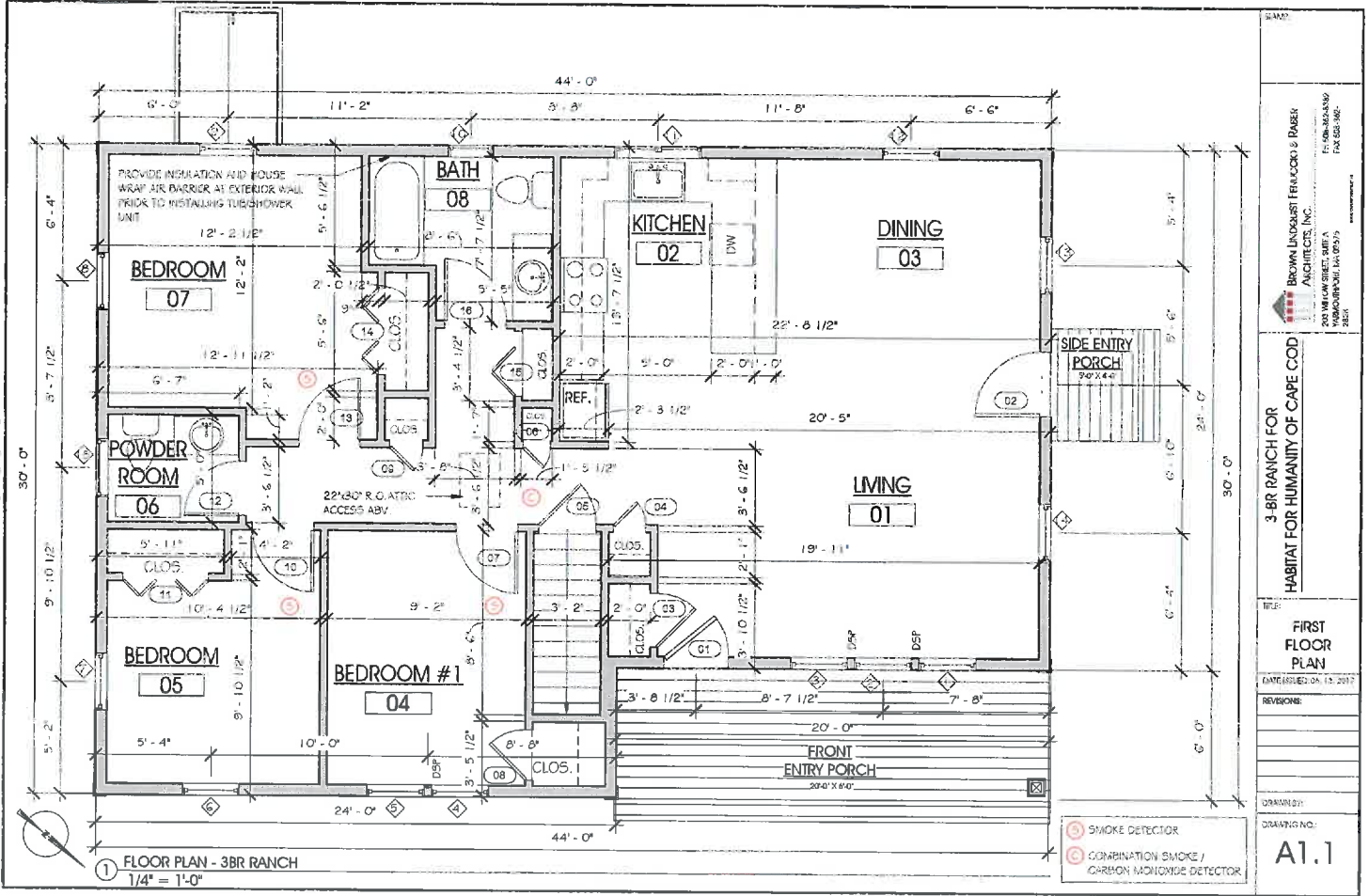
DATE ISSUED: 06.13.2017

REVISIONS:

DRAWN BY:

DRAWING NO.: **A1.0**

4/14/2017 9:57:12 AM
 C:\Users\Public\Documents\Habitat for Humanity of CC - 30 - 3\30BR RANCH\Drawings\30BR Floor Plan.dwg
 30 BR RANCH



BROWN LINDQUIST FENCIBLES & PABEL ARCHITECTS, INC.
 303 W. GARDNER ST. SUITE A
 CHARLOTTE, NC 28203
 TEL: 704.382.5620
 FAX: 704.382.5621

3-BR RANCH FOR HABITAT FOR HUMANITY OF CAPE COD

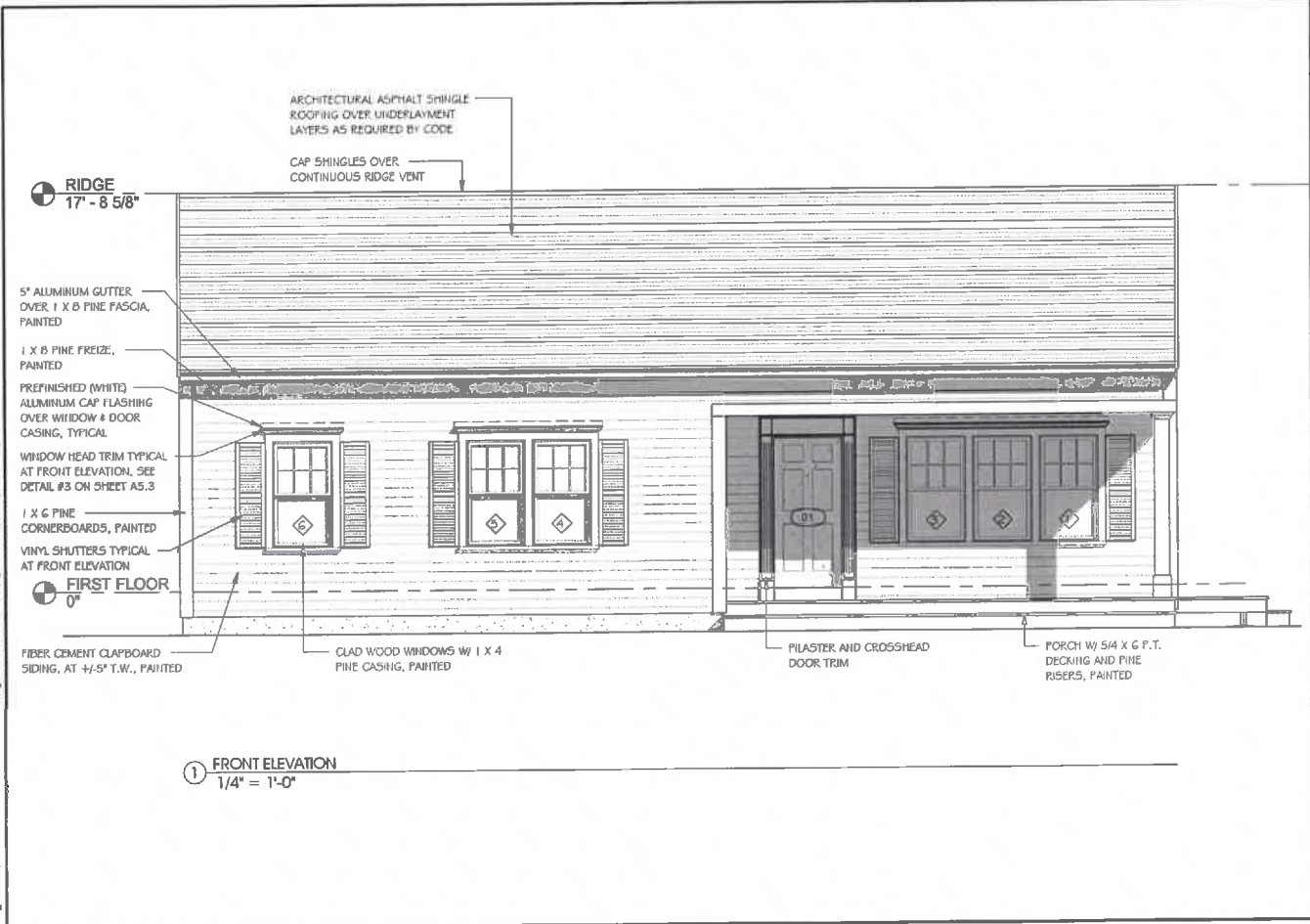
TITLE: FIRST FLOOR PLAN

DATE ISSUED ON: 12/2017

REVISIONS:

DRAWING NO. A1.1

4/14/2017 9:02:17 AM
 P:\Client Projects\Comm\Habitat for Humanity of CC - 15 - 17 Main St. Habitat-Covered-Corner-Deck-1/01a.rvt, Inset: 1581.rvt



① FRONT ELEVATION
 1/4" = 1'-0"

STAMP

BROWN LINDQUIST FRANCO & DABER
 ARCHITECTS, INC.
 200 WILLOW STREET, SUITE A
 WINDSORPORT, MA 02151
 PH: 508-443-4452
 FAX: 508-542-1171
 WWW.BLFAARCHITECTS.COM

3-BR RANCH FOR
 HABITAT FOR HUMANITY OF CAPE COD

TITLE

FRONT ELEVATION

DATE ISSUED: 04.13.2017

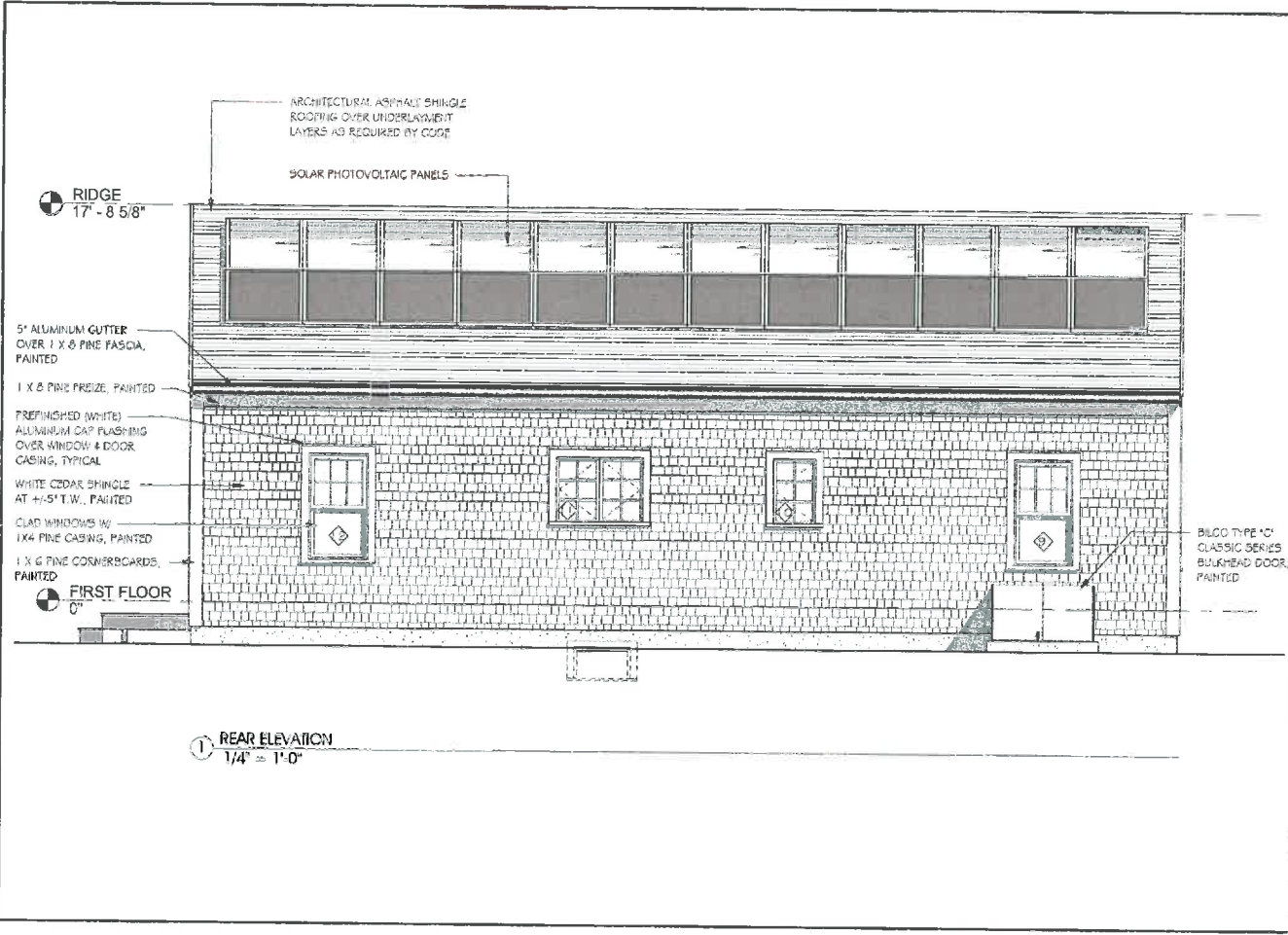
REVISIONS:

DRAWN BY:

DRAWING NO.:

A2.1

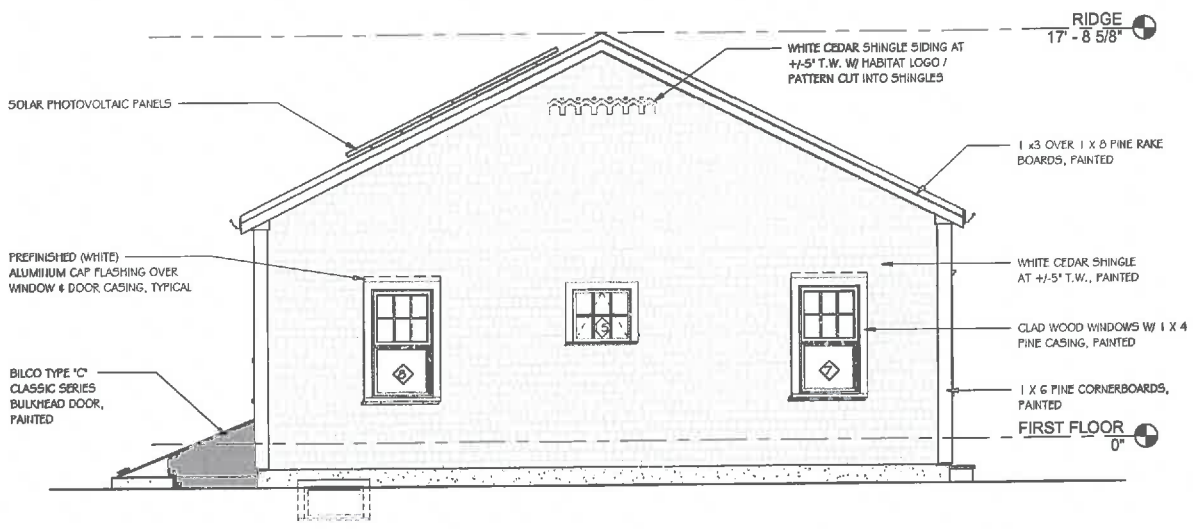
4/1/2017 2:37:39 PM
 M:\Drawings\Drawings\Habitat for Humanity of CC - 15_17_HMO-33_Neighborhood_Coverage_SOPA.dwg (sheet) \$\$\$\$\$\$



1 REAR ELEVATION
 1/4" = 1'-0"

3-BR RANCH FOR HABITAT FOR HUMANITY OF CAPE COD	
BROWN LINQUIST FENWICK & RAIBER ARCHITECTS, INC. 203 WALDMERE DRIVE WILMINGTON, MASSACHUSETTS 01978	
TITLE: REAR ELEVATION	
DATE ISSUED: 04.13.2017	
REVISIONS:	
DRAWN BY:	
DRAWING NO.: A2.2	

4/14/2017 9:02:23 AM
 P:\Current Projects\Comm\resid\habitat for humanity of cape cod\Drawings\3-RR Ranch\3-RR Ranch.dwg



① LEFT SIDE ELEVATION
 1/4" = 1'-0"

STAMP:

BROWN LINDQUIST FENICCO & RABER
 ARCHITECTS, INC.
 200 WALTON STREET, SUITE A
 WORMWOOD, MA 02075
 PH 508-362-3182
 FAX 508-362-3200

3-RR RANCH FOR
 HABITAT FOR HUMANITY OF CAPE COD

TITLE:
 LEFT SIDE ELEVATION

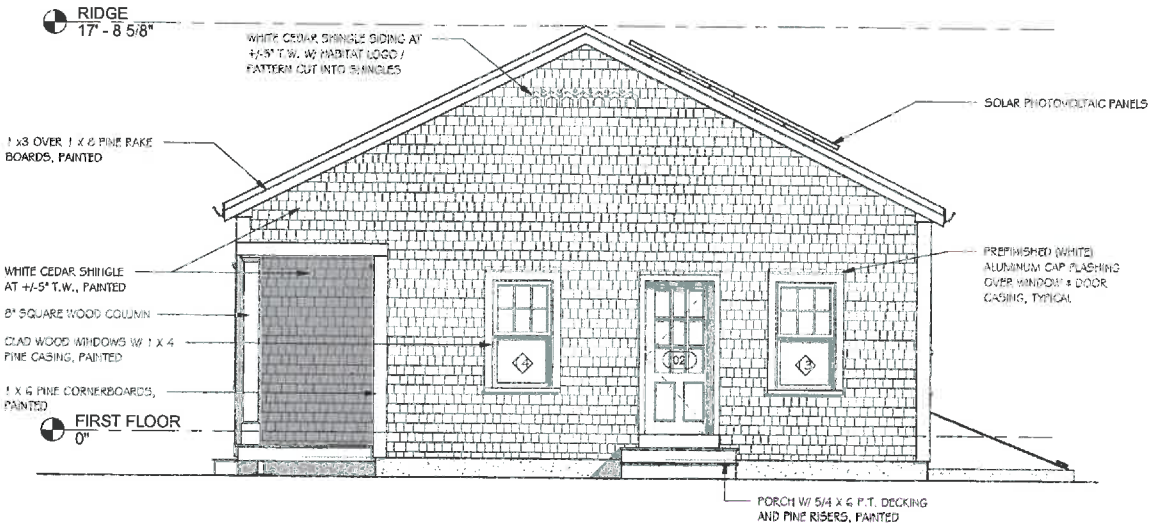
DATE ISSUED: 06.13.2017

REVISIONS:

DRAWN BY:

DRAWING NO.:
A2.3

AT 10/11/2013 11:46 AM
 H:\C:\Users\Project\Documents\Habitat for Humanity of CC - 15, 87\Arch\3D\Arch\3D\Images\Current\Draw_L054_1.dwg - 1/11/2013 11:46 AM



① RIGHT SIDE ELEVATION
 1/4" = 1'-0"

Brown Lindquist Fenuccio & Baber ARCHITECTS, INC. 203 WELDON STREET, SUITE A ANNAPOLIS, MARYLAND 21403-2925 TEL: 410-261-1100	
3-BR RANCH FOR HABITAT FOR HUMANITY OF CAPE COD	
TITLE: RIGHT SIDE ELEVATION	DATE: 10-11-2013 (13.10.11)
DRAWING NO.: A2.4	DRAWING BY:



BOARD OF SELECTMEN

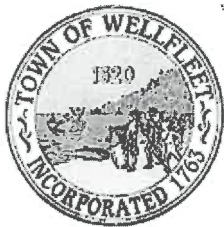
AGENDA ACTION REQUEST
May 22, 2018

VII

BUSINESS – B.

Atlantic Medicinal Partners

REQUESTED BY:	BOS
DESIRED ACTION:	AMP update
PROPOSED MOTION:	None
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



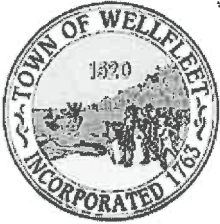
BOARD OF SELECTMEN

AGENDA ACTION REQUEST

May 22, 2018

BUSINESS – C. Proclamation

REQUESTED BY:	TA
DESIRED ACTION:	Proclaim June 1 st , 2018 as “Town Collector Marianne Nickerson Day in the Town of Wellfleet”
PROPOSED MOTION:	I move to proclaim June 1 st , 2018 as “Town Collector Marianne Nickerson Day” in the Town of Wellfleet in honor of her retirement after forty-two years of service to the Town of Wellfleet.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

BUSINESS – D.

Closure of Shellfish Area

REQUESTED BY:	TA
DESIRED ACTION:	Closure of Kellers Corner to Quahog Harvesting
PROPOSED MOTION:	I move that Kellers Corner be closed to Quahog harvesting effective immediately through August 15, 2018.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

6.4. Seasonal and Other Restrictions: Open and Closed Areas

The opening and closing of these areas, as well as catch limits, may be subject to change by vote of the Board of Selectmen. Notification of such changes will be available on the Shellfish Department section of the Town web site and on the Shellfish Department answering machine.

Town Shellfish Crier
May 14, 2018

Quahog Transplanting

WSD got a thumbs up from the Shellfish Advisory Board to act on a Brett Morse's idea of moving quahogs from a difficult to access deep water area off Keller's Corner (north of the no drag line) to other more accessible commercial and recreational areas. We are working with local dragger to dredge up quahogs, which we are placing inshore at Keller's Corner and at the Indian Neck recreational area. The inshore Keller's Corner commercial area will be buoyed off and closed for quahogging until August 15, in order to make sure the clams can spawn in their new location and help add to the fishery's sustainability. We quickly decided to execute this initiative due to the good weather, appropriate tides and because it is before vibrio season will begin. The Selectmen will vote to close the commercial Keller's Corner area at its May 22 meeting. Please attend if you have insight to share. We'd ask fishermen to respect our intention for the closure starting today.



Wellfleet Shellfish Department



300 Main Street, Wellfleet, Massachusetts 02667

MEMORANDUM

DATE: May 16, 2018

TO: Town of Wellfleet Board of Selectmen

RE: Vote on closing Keller's Corner to Quahogging until Aug. 15, 2018

Dear Selectboard Members:

As part of our propagation activities this year, we decided to do a transplanting of quahogs from an inaccessible deep-water area off Keller's Corner to the Keller's Corner inshore area, and to put some in the Indian Neck recreational area, as well. The idea came from a commercial quahogger, Chip Morse, who is also on Shellfish Advisory Board (SAB). We ran the idea by SAB, got their thumbs up, and proceeded with the initiative during good weather and tides prior to vibrio season.

Keller's Corner is the beach where the old Chequessett Inn was, where today you see pilings, at the very end of Mayo Beach right where Kendrick Ave. makes a sharp right hand turn. We worked with a local dragger over three days and harvested 81 bushels of mixed size quahogs. We split them up between the commercial and recreational areas as outlined above, with a few more going to the commercial Keller's Corner area, as this is a commercial only zone.

We heard from fishermen that we should close the Keller's Corner commercial area to quahogging in order to allow these quahogs to spawn in the inshore area and add to the fishery's future sustainability. I reached out to Diane Murphy at Barnstable County Extension and Roxanna Smolowitz from Roger Williams University, both well-known biologists who have studied quahogs for years. They both thought by closing the area until August, it would give plenty of time for the quahogs to spawn. Diane suggested August 15 would be a good date to take advantage of any late spawning.

Given the information we collected, the Shellfish Department staff met to discuss whether we should also close the recreational area to quahogging. We decided NOT to recommend this for the following reasons:

1. The bottom that was disturbed at Keller's Corner by dragging actually encourages quahog spawning and setting, and this disturbance did not happen at the Indian Neck recreational area.
2. The area we are closing at Keller's Corner is a quarter acre, leaving ample fishing opportunity for commercial harvesters at Keller's Corner and throughout the rest of the town's intertidal areas, while the area at Indian Neck where we distributed the quahogs is much larger, and will be the only area allowed for recreational harvest starting June 1.
3. Indian Neck harvesting is already limited by days of the week (only two harvesting days are allowed per week starting June 1), by tides (clams were not put in the areas that are

wellfleet-ma.gov/shellfish-department

Phone (508) 349-0325



Fax (508) 349-0305

first to expose) and quantities (shellfishermen are allowed to take a quarter bushel per week as opposed to two bushels a day in the commercial area).

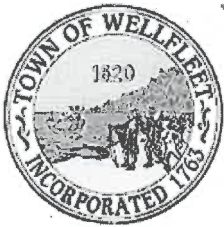
Therefore, Wellfleet Shellfish Dept. is recommending that the Board of Selectmen vote to close Keller's Corner to quahogging only, starting immediately until August 15, 2018, a half hour after sunset. WSD has buoyed off the area that will be closed and has communicated it to all commercial permit holders.

I am happy to answer any questions you may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy Civetta".

Nancy Civetta, Shellfish Constable



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

VIII

TOWN ADMINISTRATOR'S REPORT



TOWN OF WELFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667

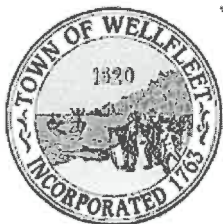
Tel (508) 349-0300 Fax (508) 349-0305

www.wellfleetma.org

To: Board of Selectmen
From: Dan Hoort, Town Administrator
Subject: Town Administrator's Report
Date: May 18, 2018

This report is for the period May 5, 2018 through May 18, 2018.

1. General
 - Set up parking task force.
2. Fiscal Matters
 - None.
3. Meetings
 - May 8 – Meet with NRAB Chair
 - May 8 – Board of Selectmen meeting
 - May 9 – Green Communities meeting
 - May 9 – Meeting with vendor for solar array at landfill
 - May 10 – Meeting with Recovery 349 representative regarding Navigator position
 - May 14 – Kaplansky Insurance – insurance renewal
 - May 14 – Police Building Committee Chair & Police Chief
 - May 15 – David Mead Fox – grant possibility
 - May 16 – Herring River Executive Committee meeting
 - May 16 – Conservation Commission meeting
 - May 17 – Wellfleet Swap Shop representative
 - May 17 – Comprehensive Wastewater Management Planning Committee
4. Complaints.
 - none
5. Miscellaneous.
 - none
6. Personnel Matters:
 - Reorganization of Town Hall staff in progress



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

X

CORRESPONDENCE AND VACANCY REPORT

Date: May 18, 2018
To: Board of Selectmen
From: Jeanne Maclauchlan
Re: Vacancies on Town Boards

Board of Water Commissioners:

Vacant Positions	Appointing Authority	Length of Term
1 Position	Board of Selectmen	3 years

Requesting Appointment: **One application on file**

Building and Needs Assessment Committee (5 Members)

Vacant Positions	Appointing Authority	Length of Term
2 Positions	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Cable Advisory Committee (5 Members)

Vacant Positions	Appointing Authority	Length of Term
3 Positions	Board of Selectmen	1 year

Requesting Appointment: No applications on file

Commission on Disabilities (up to 7 Members)

Vacant Positions	Appointing Authority	Length of Term
6 Positions	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Comprehensive Wastewater Management Planning Committee (7 Members)

Vacant Position	Appointing Authority	Length of Term
3 Positions	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Council on Aging Committee (At least 11 Members)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Cultural Council (no more than 15 members)

Vacant Positions	Appointing Authority	Length of Term
2 positions	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Energy Committee (11 members total)

Vacant Positions	Appointing Authority	Length of Term
1 BOS Rep	Board of Selectmen	BOS Term
Requesting Appointment: No applications on file		

Finance Committee (9 members, 2 alternate)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Town Moderator	3 years
2 Alternate Positions		3 years
Requesting Appointment: No applications on file		

Herring Warden (1 Warden, 1 Assistant Warden)

Vacant Positions	Appointing Authority	Length of Term
1 Assistant Position	Board of Selectmen	3 years
Requesting Appointment: No applications on file		

Local Housing Partnership (5 Community Members)

Vacant Positions	Appointing Authority	Length of Term
1 Community Position	Board of Selectmen	
Requesting Appointment: No applications on file		

Personnel Board (4 members + TA + FinCom Rep)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Board of Selectmen	3 years
Requesting Appointment: No applications on file		

Planning Board (7 members)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Board of Selectmen	5 years
Requesting Appointment: No applications on file		

Shellfish Advisory Board (7 Members, 2 Alternates)

Vacant Positions	Appointing Authority	Length of Term
1 Alternate Position	Board of Selectmen	3 years
Requesting Appointment: Four applications on file		



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
May 22, 2018

XI

MINUTES

REQUESTED BY:	Executive Assistant
DESIRED ACTION:	Approval of meeting minutes from 5.8.18
PROPOSED MOTION:	I move to approve the minutes of May 8, 2018 as amended.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

DRAFT

Wellfleet Board of Selectmen Minutes of the Meeting of May 8, 2018 Wellfleet Senior Center, 7:00 p.m.

BOS Members Present: Janet Reinhart, Jerry Houk, Helen Miranda Wilson, Justina Carlson, Kathleen Bacon – Clerk.

BOS Members Absent: none.

Staff: Dan Hoort - Town Administrator, Joe Powers – Assistant Town Administrator / Town Clerk, Radu Luca – Executive Assistant to the Town Administrator.

The meeting was called to order at 7:00 p.m. by Janet Reinhart.

I. Reorganization of the Board of Selectmen

Houk nominated a slate of nominees to serve as officers on the Selectboard as follows: Carlson – Clerk, Wilson – Vice-Chairperson and Reinhart as Chairperson.

I move to nominate Justina Carlson as Clerk, Helen Miranda Wilson as Vice-Chairperson and Janet Reinhart as Chairperson of the Wellfleet Selectboard.

Motion: Houk Second: Bacon 5-0-0. Motion carries.

II. Announcements, Open Session and Public Comment

Note: Public comments must be brief. The Board will not deliberate or vote on any matter raised solely during Announcements & Public Comment.

Houk said the County Selectmen's Association would be meeting this coming Friday, May 11, on Martha's Vineyard. Commissioners Jenn Flanagan and Kyle Doyle will be there to discuss marijuana. Whoever is interested to attend can inquire about the complimentary roundtrip ferry tickets being offered to attendees. Free refreshments and free parking will also be provided.

Wilson said that the annual beach cleanup is this coming Saturday, May 12, from 9 am to 6 pm, and will start at Mayo Beach.

Reinhart commended the Finance Committee for their 5-Year Strategic Perspective Plan.

Chief Fisetta said that the paving at Lieutenant Island Rd and bridge is tomorrow from 8 am to about 1 pm and for a while there will not be any access to and from the island. Fisetta also announced the retirement of Dispatcher Cheryl Mulligan after over 30 years on the force. Bacon asked whether this was the second dispatcher to retire. Fisetta said yes and that they're in the process of looking for a new dispatcher.

Houk also announced the retirement of Marianne Nickerson after 42 years with the Town of Wellfleet. Nickerson was elected to the position of Town Collector when she was hired.

Public Hearing(s)

A. Hardship Exemption- Luene Grady

Luene Grady and Nancy Civetta presented Grady's application for exemption. Civetta said Grady encountered some medical issues and last year was the only year in the past years Grady did not have a commercial shellfishing permit and that Grady meets all three criteria (listed in her memo to the BOS and included in their packet) to qualify for the exemption.

I move to approve the commercial shellfishing license hardship exemption according to our Shellfishing Rules and Regulations Section 6.1.4 for Luene Grady per Shellfish Constable's recommendation to the Board.

Motion: Wilson Second: Bacon 5-0-0. Motion carries.

B. Two-day beer and wine license – SPAT

Michele Insley from SPAT was here to present their application.

I move to approve a two-day beer and wine license for Wellfleet SPAT in a secure and contained area located in the Town Hall parking lot on October 13 & 14, 2018 from 10 am to 5 pm each day.

Motion: Carlson Second: Wilson 5-0-0. Motion carries.

III. Licenses

A. Common Victualler:

- Chequessett Yacht & Country Club

Bacon said this is a repeat business license and we can go ahead and approve this application.

Wilson asked whether the BOS needs a signoff from the Board of Health. Hoort said the Principal Clerk vets all applications before submitting to the BOS for approval.

I move to approve the common victualler business license for Chequessett Yacht & Country Club.

Motion: Bacon Second: Wilson 5-0-0. Motion carries.

IV. Appointments/Reappointments

A. Michael Kubiak – Shellfish Advisory Board

Mike Kubiak was present to speak on his application.

Wilson said there was another application for this position and would like to postpone the vote for this appointment as the BOS would normally do in these situations. Houk would like to postpone this item until the next meeting.

I move to postpone the interview with Mike Kubiak as an alternate member to the Shellfish Advisory Board for a three-year term ending June 30, 2021.

Motion: Wilson Second: Bacon 5-0-0. Motion carries.

V. Use of Town Property

A. Zach Pawa – Sacred Surf School at White Crest Beach (June 1 – Aug 31)

Zach Pawa was present before the BOS to speak to his application. Pawa has been doing the school of surf for nine years. Bacon asked Pawa if he purchases parking stickers for the instructors. The answer was yes and Bacon said parking is at a premium this summer and she suggested that parking rates be increased.

I move to approve the use of Town-owned property at White Crest Beach for Zach Pawa’s Sacred Surf School between June 1 and August 31 for a fee of \$385.

Motion: Bacon Second: Wilson 5-0-0. Motion carries.

B. Chloe Houston & Dan Welch – Indian Neck Beach (July 7th)

The father of the groom presented a short synopsis of the event and the setup process. Wilson said the low tide would not affect / impact the event and that people setting up for the event should have parking stickers.

I move to approve the use of Town-owned property at Indian Neck Beach for Chloe Houston & Dan Welch on July 7th, 2018 for a fee of \$110.

Motion: Bacon Second: Carlson 5-0-0. Motion carries.

C. Wellfleet Oysterfest – Various (October 13 & 14)

Michele Insley said there aren’t any chances for the event this year, but the event could be expanded to an entire week. From a marketing point of view, SPAT has been looking to promote the Wellfleet Oysterfest and Oysters brand to increase revenue for our shellfishermen.

Bacon thinks everyone knows and recognize our brand and Wellfleet oysters and doesn’t believe more marketing on this is necessary.

Wilson asked whether there would be any chance this year compared to last year. Insley responded and said no. Insley and Reinhart think the back area where the kids section is needs some modifications.

I move to approve the use of Town-owned property for Wellfleet Oysterfest on October 13th and 14th, 2018.

Motion: Wilson Second: Bacon 5-0-0. Motion carries.

Houk asked about the times of the parade and whether this would be for the entire school. Pagano said the parade would get into the center of town around 1 pm and that the event is for the entire school.

I move to proclaim June 8th, 2018 as “Piece of Peace Day in Wellfleet.”

Motion: Wilson

Second: Carlson

5-0-0. Motion carries.

B. Review of 2018 Annual Town Meeting

Houk said we need a new sound equipment. Reinhart agrees. Bacon doesn't believe the sounds equipment is at fault, but the sound technician is queueing the microphones as speakers line up to speak.

Hoort said the Town Moderator wanted to be here tonight, but couldn't make it.

Tom Cole of the Cable Advisory Commission said there are numerous problems with the sound system: the mixing board should be replaced, better management of the gated / hot mics, the room is challenging. Cole thinks upgrading the equipment would help tremendously, but we might also consider contracting a firm that already has a sound system.

Wilson asked Cole for a dollar amount for a new sound system. Cole said it might cost \$10,000 and up and that there are some funds available in the CAC budget. Hoort said we're in the process of assessing our options and gathering quotes.

Bacon asked Cole if he recommended bringing in a profession with their own equipment. Cole said this is an option to consider.

Houk we end up having two meetings a year and we might be better off purchasing the equipment. Cole said that's an option and that we might also consider renting the equipment.

Reinhart said we missed presenting the video of town meetings in MA.

Hoort said he updated the calendar for next year. He will work with the ATA and the Chair of the Planning Board to schedule the PB Public Hearings earlier prior to Town Meeting. Reinhart agreed with the recommendation.

Wilson said the By-Law Review Committee is comprised of three people and they should be allowed more time to meet and debate on the articles before recommending them.

Roger Putnam said the By-Law Review Committee would like to be involved and consulted much sooner in the process, when the town meeting articles are being drafted.

Reinhart said the PowerPoint presentation and the handouts were very useful.

C. Board of Selectmen's Priorities and Goals – Initial Discussion

Houk said there are others waiting in the audience and that maybe we could postpone this item or take it out of order.

Wilson asked whether we did this in September. Hoort said we could get a head start and start the conversation early. Wilson thinks this works best if we all look at the previous year's goals and each BOS member lists their goals and they're all presented in an open session and would like to have the TA contribute with his goals as well.

Reinhart says we still have some unresolved issues: shell shack, (affordable) housing, town offices reshuffling, etc. Bacon agrees with Reinhart, but there are things in the works and would like the TA to return before the BOS with the goals from last year and take it from there.

D. Approval of renewal of state-granted variance for three years to allow oyster transfers to wholesale dealers only at town pier during vibrio season and approval of this inclusion in the town's regulations [Shellfish Constable]

No action vote is required for this agenda item. Civetta said there hasn't been any changes on this issue for the past four years and addressed the memo she had emailed to the BOS on May 7th.

E. Global Covenant of Mayors for Climate & Energy Commitment Letter [Robert Shapiro, Energy Committee]

Wilson said we're all for being environmentally friendly, but wouldn't vote for this letter because it commits us to doing reports, an inventory, and assessments. This endeavor would be time consuming. Bacon said this is a good step forward and would like to support our Energy Committee in pursuing this endeavor.

The BOS agreed to postpone this agenda item.

**I move to postpone the Global Covenant of Mayors for Climate & Energy Commitment Letter until the Energy Committee can present the item to the BOS.
Motion: Bacon Second: Wilson 5-0-0. Motion carries.**

F. Acceptance of Donation and Placement of 4 Electrical Vehicle Charging Stations [TA]

Mike Flanagan and Walter Baron from the Marina Advisory Committee were here to present this agenda item with the information included in the BOS packet for tonight's meeting.

Hoort said two of the four stations could go behind the town hall and the other two could be placed at the pier.

Wilson thinks we could have at least one charging station at the library. Hoort said he wouldn't want to take away one or two parking spaces from the library, where there is limited parking.

Houk asked whether the charge would shut off automatically when it's full. Hoort said these stations come with cycles that stop the charge when full, but the car wouldn't necessarily be moved.

Bacon said the CCNS didn't accept the donation because they couldn't accept donations from a private company. Bacon would like to see them at the library and suggested the area behind the library and thinks we should accept all four if they were donated to us.

Carlson asked whether they would use Town electricity. Hoort said yes and the Town could charge whatever rate they chose to and the funds would go into a designated Town

account so the process would be seamless. Carlson agrees and thinks this would make the town look more progressive and asked about the return policy if we're not satisfied. Hoort said we should be able to return the units if we're not happy with the product.

Reinhart said it's important to lead the way and be a progressive community.

Flanagan said we run the Marina as an Enterprise Fund and adding these units wouldn't generate profit for the Marina. He also sees logistical and management costs associated with installing the units. Flanagan suggested other locations in town. Bacon agrees with the harbormaster and thinks more people are launching boats on trailers and having EV's there might create a bit of a havoc. Bacon brought up the issue of safety when the tide is high and there might be an overflow into the parking lot. Wilson didn't think it was a good idea down at the Marina because of global warming and rise of the sea level. She also said it's not wise to have electric cables and units by the water where they would sustain damage from the salty air. Wilson recommend one unit at the library, one at the Preservation Hall Parking lot and two at Town Hall. Hoort would have to check with the Library Board of Trustees to see whether there is access to electric.

I move to accept the donation of four (or fewer) electrical vehicle charging stations and place them at appropriate locations in town as per the Town Administrator's recommendations.

Motion: Wilson

Second: Carlson

5-0-0. Motion carries.

VII. Town Administrator's Report

Hoort emphasized the meeting Town representatives had with MassDOT in Taunton regarding the intersection at Route 6 and Main Street.

VIII. Topics for Future Discussion

Houk addressed fixing the flower boxes at the Marina and said the TA had grant funds to fix and maintain them. Reinhart said it's impossible to keep up with the maintenance of the boxes due to the amount of salt in the air. Bacon said she waters the boats at East Main Street three times a day. The issue with the planters at the pier is that they cannot withhold water. He also inquired about the condition of the waste baskets at various town beach locations. Houk also asked for an update on Cumberland Farms. He also brought up the contract with Preservation Hall, especially the issues pertaining to the maintenance of the property and the reporting back on maintenance activities on the property. Reinhart said Preservation Hall has the right to ask for CPC funds to pay for maintenance costs.

Wilson addressed the issue of Section 2.0.8 regarding the Wastewater Management Plan. Wilson would like to have the document sent to all Board and Committees involved in this project and have a future agenda after all these committees and boards have met and read the document. Carlson said that with the voting down of Article 28 we could make it a town goal to have a Water Resource project manager.

Bacon said would like the BOS to make a final decision on the shell shack.

IX. Correspondence and Vacancy Report

There are quite a few vacancies on our town committees and boards and the BOS would like to encourage our voting re

X. Minutes (Meeting Minutes from 4.10.18 and 4.23.18)

I move to approve the minutes of 4.10.18 as amended.

Motion: Wilson Second: Bacon 4-0-1. Motion carries.
Carlson abstained.

I move to approve the minutes of 4.23.18 as amended.

Motion: Wilson Second: Bacon 4-0-1. Motion carries.
Carlson abstained.

XI. Adjournment

I move to adjourn.

Motion: Houk Second: Wilson 5-0-0. Motion carries.

The public meeting was adjourned at 8:55 pm.

Respectfully submitted,

Radu D. Luca, Executive Assistant to the Town Administrator

Public Records Material for the Meeting of 5/8/18

1. Public Hearing Notice – Hardship Exemption Luene Grady (Apr 13)
2. Public Hearing Notice – Two-day beer and wine license application for Wellfleet SPAT (Apr 25)
3. Application for Town Boards / Committee Membership – Mike Kubiak to Shellfish Advisory Board (Apr 20)
4. Use of Town Property – Zach Pawa Sacred Surf School at White Crest Beach (Feb 1)
5. Use of Town Property – Chloe Houston & Dan Welch at Indian Neck Beach (Mar 22)
6. Use of Town Property – Wellfleet Oysterfest & Wellfleet SPAT various locations
7. Use of Town Property – Suzanne Grout Thomas at bandstand (Apr 4)
8. Memo – Shellfish Constable to Selectboard re: Transfer of Oysters to Wholesale Dealers Trucks During Vibrio Control Season (May 7)
9. Letter of Commitment Request –Requested by the Energy Committee for Global Covenant of Mayors for Climate & Energy (Apr 24)
10. Memo – Principal Clerk to Selectboard re: Correspondence & Vacancy (May 4)
11. Draft BOS Minutes – 4.10.18 and 4.23.18 (May 4)